



**Fleet Villa 1 Godnow Road, Crowle, DN17 4DU**

**Offers Over £220,000**

**EPC: D**

**'REDUCED FOR A QUICK SALE'** Dating back to 1885 is this beautifully presented period detached house. Offering three double bedrooms the property would make a fantastic family home and also benefits from an entrance hall, lounge, modern fitted dining kitchen, modern bathroom, a study off bedroom three and a beautiful walled rear garden. Externally there is an integral garage and further store room. Located in the heart of the market town of Crowle, the property has so much to offer and a viewing is an absolute must to truly appreciate what this fine home has to offer!

- Period bay fronted detached house
- Dates back to 1885
- Beautifully presented throughout
- Three double bedrooms
- Modern fitted dining kitchen
- Study off bedroom three
- Modern bathroom
- Gas central heating
- Beautiful walled and fully enclosed rear garden
- Viewing is an absolute must!

#### DESCRIPTION

This period detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers three double bedroom accommodation comprising;

#### ENTRANCE HALL

3'2" x 2'7"

Composite entrance door. Stair way leading to the first floor.

#### LOUNGE

10'10" x 13'10"

The measurements plus the depth of the bay window. Feature panelling to the chimney breast wall. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

10'8" x 13'9"

The measurements plus the depth of the bay window to the front elevation. A modern range of fitted base and wall units having white high gloss laminate fronts, laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring electric hob with an electric oven under and a stainless steel cooker hood over. Under stairs storage cupboard. One central heating radiator. Hardwood door provides access to the rear garden.

#### LANDING

23'6" x 2'9"

One central heating radiator.

#### BEDROOM ONE

9'1" x 13'5"

Dual aspect room to the front and rear elevations. Loft access. One central heating radiator.

#### BEDROOM TWO

11'1" x 10'9"

To the front elevation. One central heating radiator. Coving to the ceiling.

#### BEDROOM THREE

8'1" x 11'3"

To the front elevation. Small study area with window to the front elevation. One central heating radiator.

#### BATHROOM

8'1" x 13'11" max

A modern white suite comprising a panelled bath, a wash hand basin and a low flush WC. Airing cupboard housing the gas central heating boiler. One central heating radiator.

#### STORE

5'3" x 14'2" max

An under passage store with a timber gate that provides access onto Godnow Road.

#### GARAGE

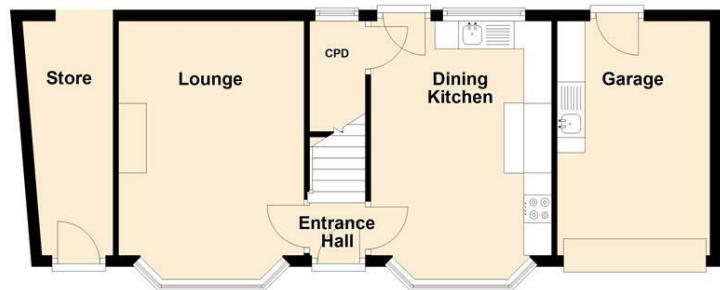
9'0" x 13'6"

An integral brick built garage with a metal roller door to the front and a timber personnel door to the rear. Light and power. A base unit with a laminated worktop housing a stainless steel single drainer sink and having plumbing for a washing machine under and space for a tumble dryer.

#### GARDEN

To the rear of the property there is a fully enclosed walled garden which has been beautifully designed and landscaped. The garden itself is mainly laid to lawn with paved pathways. Steps lead up to a further lawned garden and a gravelled path which leads to the timber arbour making this a real feature of the garden. The borders are filled with various plants and shrubs.

**Ground Floor**



**First Floor**





