



Abbots Drive, Crowland

PE6 0BT

NEWTONFALLOWELL 

Abbots Drive, Crowland

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£397,500

Newton Fallowell are proud to offer for sale this beautifully presented property in the Village of Crowland. Set at the end of a cul-de-sac this property offers versatile accommodation which includes a one bedroom annex with its own bedroom, lounge, kitchen and wet room. There are three further bedrooms which are located on the first floor of the property. There is plenty of ground floor living space with a lounge, kitchen / diner and a superb family room with wood burning stove and bi-fold doors opening to the rear garden. Externally there is parking to the front of the property and viewing of the private landscaped rear garden is essential.

Entrance hall

Composite front door opening to entrance hall with tiled flooring, radiator, stairs to first floor with under stair cupboard. Doors to:

Lounge

11'11" x 13'8" (3.64 x 4.18)

PVCu double glazed window to front, gas fire set in ornate surround, door to hall, bifold doors to:



Kitchen/diner

22'9" x 18'3" I-shaped (6.94 x 5.57 I-shaped)

Fitted kitchen with base and eye level units with quartz worktop over, 1 1/2 bowl sink with mixer tap, space for upright fridge freezer, pantry cupboard, space for washing machine and tumble dryer, space for dishwasher. Smeg oven with five ring gas hob and Bosch extractor over. PVCu double glazed window to the rear, recessed spotlights, tiled flooring. Dining area with bi-fold doors to both the lounge and family room.

Family room

19'6" x 24'8" (max) I shaped (5.96 x 7.53 (max) I shaped)

This light filled room has PVCu double glazed windows to the front and side, Velux roof lights and bi-fold doors to the garden. There is tiled flooring, a multi fuel stove and two upright radiators.

Annex sitting room

15'0" x 8'3" (4.58 x 2.52)

PVCu double glazed window to front, radiator. Door to:

Annex wet room

7'7" x 4'9" (2.32 x 1.45)

Fitted with a walk in level access shower with glass screen, sink and WC. PVCu double glazed window to the side, extractor fan, heated towel rail. Door to:

Annex kitchen

7'6" x 5'9" (2.31 x 1.76)

Fitted with a matching range of base and eye level cupboards with worktop over, sink with mixer tap. Spaces for washing machine, fridge and dishwasher. PVCu double glazed window to the side, gas central heating boiler. Door to:

Annex bedroom

11'10" x 8'4" (3.62 x 2.55)

PVCu double glazed window to rear, radiator.



First floor landing

PVCu double glazed window to the side, access to loft. Door to:

Bedroom 1

12'4" x 10'7" (3.78 x 3.23)

PVCu double glazed window to the front, radiator.

Bedroom 2

10'0" x 10'7" (3.05 x 3.23)

PVCu double glazed window to the rear, radiator, built in single wardrobe.

Bedroom 3

7'0" x 8'11" (max) (2.15 x 2.72 (max))

PVCu double glazed window to the front, radiator.

Shower room

6'3" x 7'1" (1.92 x 2.16)

Fitted suite comprising of a shower cubicle with Aqualisa shower, sink and WC set in a vanity unit. PVCu double glazed window to the rear, heated towel rail and extractor fan.

Outside

To the front of the property there is a block paved driveway providing parking for multiple vehicles. Gated access to the side of the property takes you to the generous rear garden which offers a high degree of privacy. There is a well maintained lawn, a block paved patio with ramped access, mature trees and borders and a spacious timber built workshop. The land to the rear features a pond which supports the local wildlife which is enjoyed by the surrounding gardens.

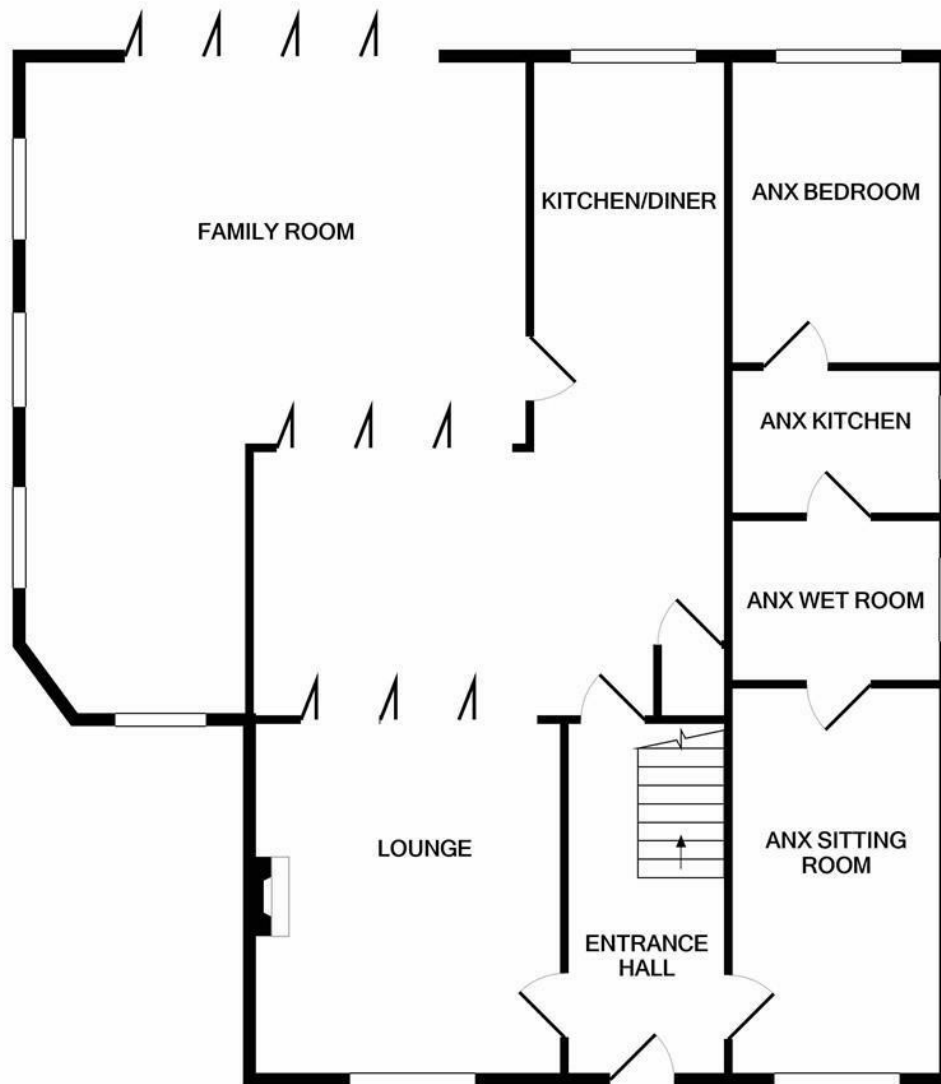
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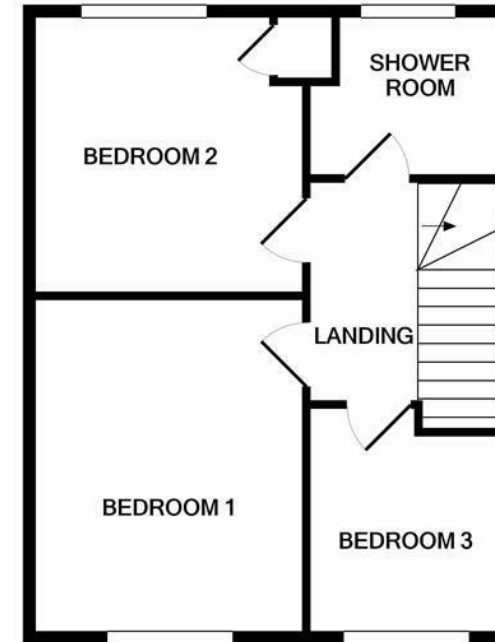
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GROUND FLOOR



1ST FLOOR

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