



**Beccelm Drive, Crowland, Peterborough**

**Offers in excess of £330,000 - Freehold**

- Four Bedrooms
- Lounge/Diner
- Conservatory
- Utility
- Enclosed Rear Garden
- Off Road Parking

EPC Rating: C



## ENTRANCE HALL

Entrance door. Radiator. Built in under stairs storage cupboard. Wood effect flooring. Stairs to first floor.

## STUDY

4.57m x 2.14m (15'1" x 7'3") UPVC Double glazed window to front. Wood effect flooring.

## LOUNGE AREA

4.29m x 3.66m (14'10" max x 12'2" max) UPVC Double glazed window to front. Radiator. Brick surround fireplace with log burner. Wood effect flooring. Opening to;

## DINING AREA

3.66m x 2.76m (12'2" plus recess x 9'7") UPVC Double glazed French doors to rear. Wood effect flooring.

## CONSERVATORY

3.65m x 4.27m (12' x 14'1") UPVC Double glazed windows to sides and rear. UPVC Double glazed French doors to side. Wood effect flooring. Underfloor heating.

## KITCHEN

3.67m x 2.46m (12'7" max x 8'8" plus recess) UPVC Double glazed window to rear. Range of base and wall units. Sink and drainer with mixer tap. Rangmaster cooker with chimney style cooker hood over. Space for fridge/freezer. Pantry. Serving hatch. Solid oak units. Granite worktop.

## UTILITY

2.14m x 1.82m (7'5" max x 6' plus recess) UPVC Double glazed window to rear. UPVC Double glazed door to rear. Radiator. Space for washing machine.

## CLOAKROOM

UPVC Frosted double glazed window to side. Low level WC. Wash hand basin.

## FIRST FLOOR

## LANDING

Radiator. Loft access.

## BEDROOM

4.28m x 3.07m (14'7" x 10'9") UPVC Double glazed window to front. Radiator. Wood effect flooring.

## BEDROOM

3.07m x 3.67m (10'10" max x 12'7" max) UPVC Double glazed window to rear. Radiator. Built in cupboard housing wall mounted boiler. Wood effect flooring.

## BEDROOM

4.60m x 2.16m (15'10" x 7'11") UPVC Double glazed window to front. Radiator. Wood effect flooring.

## BEDROOM

2.45m x 2.16m (8'4" x 7'10") UPVC Double glazed window to front. Wood effect flooring.

## BATHROOM

Two UPVC Frosted double glazed windows to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap. Shower cubicle with mains shower. Heated towel rail. Radiator. Tiled floor.

## OUTSIDE

FRONT: Driveway providing off road parking. Gravel area.  
REAR GARDEN: Enclosed by fencing. Access gate. Laid to lawn area with shrub border. Patio area. Garden shed.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER204142 - 0001