



West Bank, Crowland PETERBOROUGH
£450,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Double Garage
- Private Garden

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Radiator.

LOUNGE: 6.73m x 3.67m (22'10" max x 12'06" max) UPVC Double glazed window to front and two further windows to side. UPVC Double glazed French doors to rear. Radiator. Tower radiator. Log burner.

FAMILY ROOM: 3.35m x 2.77m (11'01" x 9'11") UPVC Double glazed window to rear. Radiator.

KITCHEN: 4.27m x 3.65m (14'01" max x 12' max) UPVC Double glazed window to side. Internal



window. Fitted with a range of base and wall units. Two stainless steel sinks and drainers with mixer taps. Built in double oven. Fitted hob with chimney style cooker hood over. Wall mounted boiler.

DINING ROOM: 5.80m x 3.07m (19'06" x 10'10")
Two UPVC Double glazed windows to side.
Double glazed stable style door. Radiator.
Personal door to garage.

UTILITY: 4.89m x 1.84m (16'07" x 6'06") UPVC
Double glazed window to side. Built in storage
cupboards. Radiator.

FIRST FLOOR

LANDING: UPVC Double glazed window to rear.
Radiator. Loft access.

BEDROOM: 3.66m x 3.38m (12'04" to wardrobes
x 11'10" including wardrobes) UPVC Double
glazed window to side and rear. Radiator. Fitted
wardrobes.

EN-SUITE: UPVC Frosted double glazed window
to side. Low level WC. Wash hand basin.
Shower cubicle with mains shower. Heated towel
rail.

BEDROOM: 3.66m x 3.35m (12'03" x 11'02")
UPVC Double glazed window to front. Radiator.





Ground Floor

First Floor

BEDROOM: 3.35m x 3.06m (11' x 10'04" including wardrobe) UPVC Double glazed window to rear. Radiator. Fitted wardrobe and unit.

BEDROOM: 3.36m x 2.44m (11'04" x 8'03") UPVC Double glazed window to front. Radiator. Built in airing cupboard housing hot water cylinder.

BATHROOM: Skylight window. Low level WC. Wash hand basin. Bath with wall mounted mains shower over. Heated towel rail.

OUTSIDE

FRONT: Driveway providing off road parking. Enclosed patio area leading to entrance doors.

DOUBLE GARAGE: Double wooden doors to front. Power and lighting. Personal door to property.

SIDE AND REAR GARDEN: Enclosed by fencing and hedging. Laid to lawn with trees and shrubs. Paved area.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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