



Paul Cutmore Bespoke powered by **exp**<sup>®</sup> **UK**

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3 Barbers Drove North, Crowland  
£460,000

4 3 3





Situated in the beautiful market town of Crowland, and close to its Medieval Abbey and three sided bridge located off Barbers Drove North presenting an exceptional opportunity to acquire a bespoke detached family home. Originally constructed in 2006, this property has been beautifully enhanced by its current owners, displaying a wealth of individual features, including striking venetian marble effect polished plaster walls that add a touch of elegance. Also benefiting from 4 double bedrooms with 2 ensuites as well as a 25' Kitchen/Dining/family room! a home office as well as a wrap around rear garden and offroad parking for several vehicles.

**Entrance Hall** - 5.05m x 2.51m (16'7" x 8'3")

**Lounge** - 4.32m x 4.17m (14'2" x 13'8")

**Cloakroom**

**Kitchen/Diner/Family Room** - 7.8m x 3.02m (25'7" x 9'11")

**Utility Room** - 2.95m x 1.65m (9'8" x 5'5")

**Office** - 2.95m x 2.84m (9'8" x 9'4")

**First Floor Landing** - 2.31m x 2.67m (7'7" x 8'9")

**Master Bedroom** - 5m x 3.94m (16'5" x 12'11")

**Ensuite to Master** - 2.36m x 1.65m (7'9" x 5'5")

**Bedroom Two** - 5m x 3.25m (16'5" x 10'8")

**Ensuite to Bedroom Two** - 2.03m x 1.65m (6'8" x 5'5")

**Bedroom Three** - 3.61m x 3.1m (11'10" x 10'2")

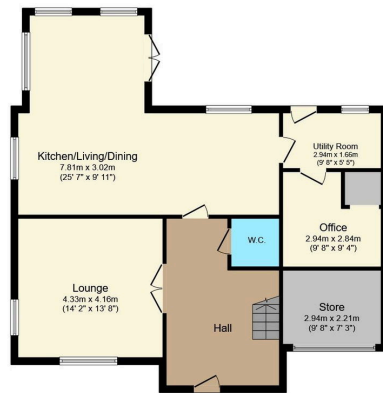
**Bedroom Four** - 3.61m x 3.1m (11'10" x 10'2")

**Family Bathroom** - 2.69m x 2.03m (8'10" x 6'8")

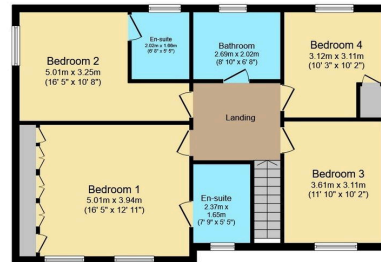
**Outside**

Outside, the property is complemented by a substantial gravel driveway, offering ample parking space for up to five vehicles. Gated side access leads to the wrap-around lawned garden, and timber decked patio area, timber panelled fencing to rear and sides. The garage door leads to a storage area measuring 2.94m X 2.21m (9'8" X 7'3").





Ground Floor



First Floor

Total floor area 168.1 m<sup>2</sup> (1,809 sq.ft.) approx

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PAUL CUTMORE

