



4a Postland Road
 Crowland, PE6 0JA
£425,000



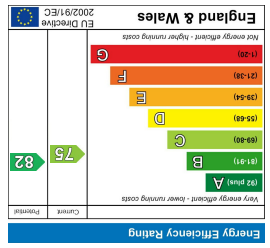
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

4a Postland Road

Crowland, PE6 0JA

City and County Crowland are very proud to showcase this rare and unique opportunity to purchase this sympathetically refurbished Grade Two Listed feature property, located in the increasingly popular Lincolnshire Market Town of Crowland. Formally an old school house dating back to the early 19th century, the full restoration, including the tower, has been carried out by the Local Cambridgeshire based Brightfield Group.

The property is of brick and blue slate construction with stone embellishments including stone mullions and a bell turret. There are many impressive and fully restored original features such as vaulted ceilings with exposed beams and roof trusses and multi-paned stone facet picture windows. Accommodation comprises a spacious entrance hall, cloakroom, living room, luxury kitchen with breakfast area and island unit and a separate utility room. Stairs lead to a half landing and a family bathroom then onto the next level with three bedrooms and a luxury en-suite bathroom. Stairs leading to the top floor giving access to the master bedroom benefiting from a walk in wardrobe, en-suite shower room, vaulted ceilings and views of the Historic Crowland Abbey. The development comprises of three luxury dwellings all with individual features. All three properties have landscaped gardens, parking with larch timber cart lodge with solid oak beams. There is a lockable garden store which is a useful area for bike, toys and storage for garden furniture. Planning permission has been applied for for an additional double garage on this site.

Entrance Hall

3'7" x 4'8"
original pine front door to the front. Open plan, door to:

Inner Hallway

10'11" x 4'8"
Radiator, laminate flooring with smoke detector, open plan, door to:

Living Room

15'11" x 13'9"
Two sealed unit double glazed windows to the front aspect. Radiator, laminate flooring, TV point, power point(s) and wall light(s)

Inner Hallway

14'3" x 6'7"
Radiator, laminate flooring, door to storage cupboards and stairs to first floor. Door to:

Cloakroom

5'5" x 3'0"
Two piece suite comprising, wash hand basin and close coupled WC. Tiled splashbacks, radiator and laminate vinyl flooring

Kitchen

14'3" x 12'0"
Sealed unit double glazed multi-paned window to side. Fitted with a matching range of base and eye level units with contrasting polished marble effect worktop space over ceramic sink unit with single drainer and swan neck mixer tap. Fitted oven range, radiator, archway and door to:

Breakfast Area

7'6" x 12'0"
uPVC Double glazed rear door, uPVC double glazed window to the side and uPVC double glazed window to the rear. Radiator, laminate flooring, TV point and recessed ceiling spotlights, door to:

Utility Room

7'6" x 6'4"
uPVC double glazed window to the rear. Fitted with a matching range of base and eye level units with worktop space over; stainless steel sink unit with single drainer and mixer tap. Integrated washing machine and laminate vinyl flooring



Bathroom

4'7" x 6'4"
uPVC double glazed window to the side. Fitted with a three piece suite comprising bath, wash hand basin vanity unit with cupboards under and close coupled WC. Tiled splashbacks, extractor fan, radiator and recessed ceiling spotlights. Door to:

Landing

3'0" x 13'11"
Sealed unit double glazed window to the side aspect. Radiator, vaulted ceiling, door to storage cupboard. Doors to:

Bedroom 3

6'7" x 11'9"
Fitted carpet with recessed ceiling spotlights, open plan, door to:

Bedroom Area

6'4" x 11'9"
Window to the side and sealed unit double glazed multi-paned window to the front. Radiator and open plan. Door to:

Bedroom 4

16'11" x 9'5"
Sealed unit double glazed window to the side aspect, sealed unit double glazed bay window to the front aspect with window seat. Built-in double wardrobe(s), radiator, fitted carpet with recessed ceiling spotlights and double door. Door to:

Bedroom 2

11'6" x 12'3"
Sealed unit double glazed window to the side with deep window sill. Radiator, fitted carpet with recessed ceiling spotlights. Door to:

En-suite Bathroom

7'6" x 12'3"
uPVC obscure double glazed window to the rear. Fitted with a four piece suite comprising half length deep bath, wash hand basin vanity unit with cupboards under, tiled double shower enclosure with fitted shower and close coupled WC. Tiled splashbacks, radiator and laminate vinyl flooring

Landing

5'9" x 3'4"
uPVC double glazed window to the rear. Open plan, door to:

Master Bedroom

24'8" x 10'0"
Two double glazed velux windows to the side, window to the front. Walk-in wardrobe(s), radiator, fitted carpet with recessed ceiling spotlights, access to loft area and loft ladder. Door to:

En-suite Shower Room

11'11" x 6'4"
Three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin vanity unit with cupboards under, close coupled WC. Extractor fan, tiled splashbacks and radiator

Outside

The exterior of the property is surrounded by a low wall with iron railings and gates at the front with an established lawn. To the side of the property is graveled area providing ample parking leading to a timber car port. Five bar gated vehicular access. There is a private gated foot path leading to the lawned rear garden and patio area. Enclosed rear garden fully enclosed by timber fencing.

EPC: C

Awaiting

DRAFT DETAILS AWAITING VENDOR APPROVAL

