



I Penwald Close

Crowland, Peterborough, PE6 0AQ

£369,000

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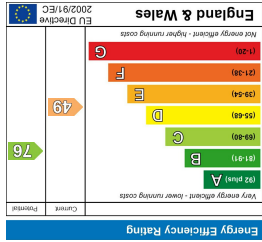
Floor Plan



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



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 any 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.



## I Penwald Close

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We are delighted to present for sale, this much improved, beautifully presented, DETACHED Alison built family home, located on a private residential Cul-De-Sac, in the popular Lincolnshire market town of Crowland. Perfect for an extended or growing family.

Neutral and fresh décor throughout, with accommodation comprising, an enclosed porch, entrance hall, third reception room that is currently used as a music room, but has also been used as a fifth bedroom. Modern three piece wet room adjacent, living room with solid oak flooring, fitted log burning stove, and a separate dining room with sliding doors to a good sized conservatory, overlooking the well maintained rear garden. A modern fitted kitchen with one and a half bowl ceramic unit, complimentary work surfaces over, matching utility room with a floor mounted Worcester Bosch oil fired boiler. Carpeted open plan stairs lead to a generous sized carpeted landing, wood panelled walls, four good sized bedrooms, with the master benefitting from a modern refitted en-suite shower room, heated towel rail and wall mounted LED digital mirror. There is also a three piece suite family bathroom, with matching digital mirror. Outside to the rear is a fully enclosed garden, two timber decked patio areas, a covered area with a hot tub- Spa (by separate negotiation), lawned area, and side access to the front double width tarmac driveway providing off road parking. There is an additional gravelled parking area to the side, providing ample parking for up to five vehicles. Early viewing advised.

**Entrance Porch**  
4'8" x 5'4"



**Entrance Hall**  
15'1" x 6'3"

**Living Room**  
15'2" x 12'0"

**Dining Room**  
9'11" x 10'6"

**Sunroom**  
11'8" x 10'11"

**Kitchen**  
9'11" x 10'9"

**Utility Room**  
9'11" x 5'10"

**Wet Room**  
5'9" x 8'9"

**Living Room/Bedroom Five**  
14'6" x 8'9"

**Landing**  
18'6" x 6'3"

**Master Bedroom**  
14'0" x 12'3"

**En-Suite**  
6'9" x 6'5"

**Bedroom Two**  
11'0" x 12'3"

**Bedroom Three**  
10'0" x 8'10"

**Bedroom Four**  
8'3" x 8'9"

**Bathroom**  
6'7" x 6'4"

**EPC - E**  
49/76

**Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

