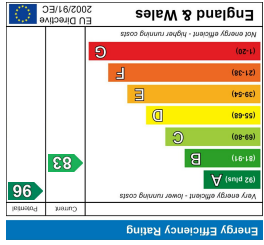


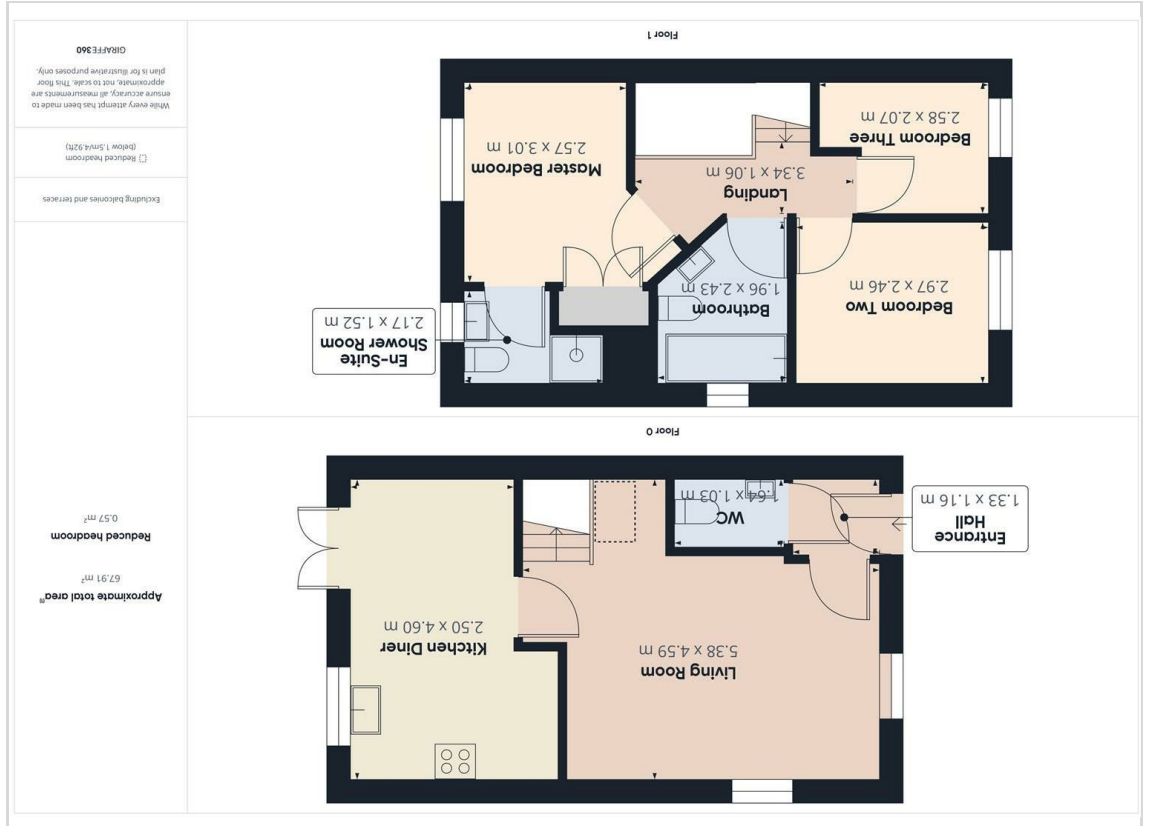
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 exchange of contracts.



Energy Efficiency Graph



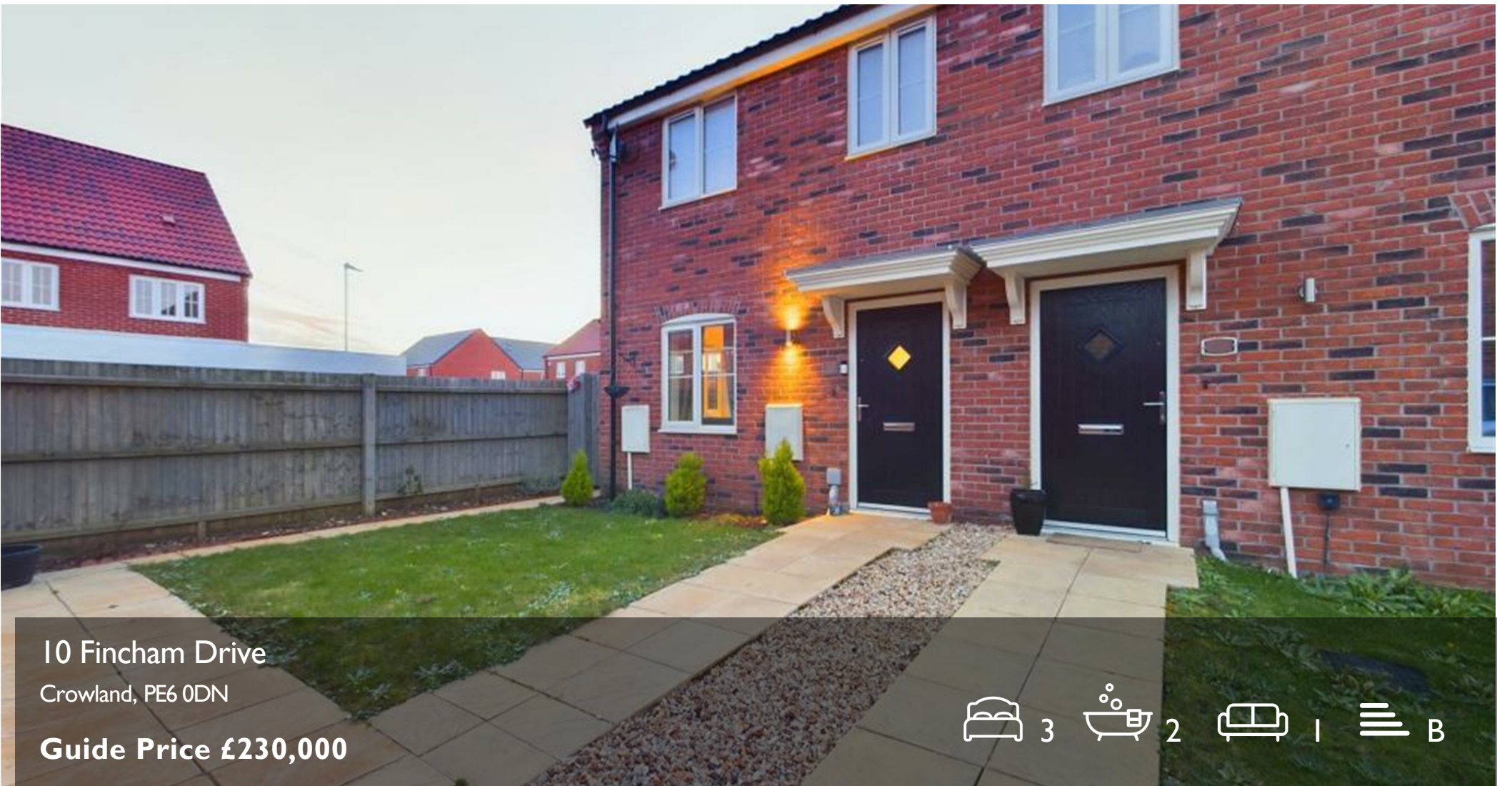
Area Map



Floor Plan

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.

Viewing



10 Fincham Drive

Crowland, PE6 0DN

Unveiling a charming two-storey family home, originally built by Ashwood homes, with 4 years builders warranty still remaining, and a generous 67.0 square metre footprint. Brimming with potential and comfort, this property offers three generously scaled bedrooms and a family bathroom, each designed to ensure your comfort and convenience.

The ground floor, striking the perfect balance between style and functionality, is home to a welcoming living room and a well-equipped kitchen adorned with integrated Bosh electric oven, dishwasher and fridge freezer, making this an ideal haven for the passionate home chef. A conveniently located WC completes the lower level layout. As you ascend to the first floor, you'll encounter a generous sized landing leading to the modern family bathroom, promising a spa-like experience in the privacy of your own home. The master bedroom benefits from built in double wardrobes and a luxury en-suite shower room, two further bedrooms offer versatility, as it can be transformed into a home office, children's playroom, fitness area, or anything else that meets your needs. This property is a blank canvas waiting for your personal touch – ready to become a real sanctuary for its new owners! Outside to the rear is an enclosed garden and patio area, and to the front there is an open plan garden that is mainly laid to lawn, with gated side access to the rear and a driveway leading to the single garage.

Entrance Hall

4'4" x 3'9"

WC

5'4" x 3'4"



Living Room

17'7" x 15'0"

Kitchen Diner

8'2" x 15'1"

Landing

10'11" x 3'5"

Master Bedroom

8'5" x 9'10"

En-Suite Shower Room

7'1" x 4'11"

Bathroom

6'5" x 7'11"

Bedroom Two

9'8" x 8'0"

Bedroom Three

8'5" x 6'9"

EPC - B

83/96

Tenure - Freehold

There is a community Green Space Charge payable, current figure £220 per annum to Encore Estates Management.

