



31 Goldcrest Road
Crowland PE6 0FE
£1,200 Per month

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The property is delightfully situated on a corner plot benefitting from off-road parking and access into the garage. Upon entering the property there is an entrance hall with stairs up to the first floor landing and doors into the lounge and kitchen. The downstairs wc comprises of a wc and sink. The lounge has an electric feature fireplace with dual aspect windows letting through natural light. The kitchen/dining room comprises of matching wall and base units with integral fridge/freezer, oven, hob with extractor and dishwasher. The kitchen has French doors opening out to the garden and a door through to the utility room. The utility room comprises of further matching wall and base units, plumbing for two appliances, pantry cupboard and another sink and drainer.

Upstairs on the first floor landing there is access into the loft which has a loft ladder fitted, doors into all three bedrooms and family bathroom. The family bathroom comprises of a bath with shower over, wc, sink and frosted window to side. Both the master and second bedroom have fitted wardrobes perfect for storage. The master bedroom benefits from dual aspect windows and an en-suite comprising of a shower, wc, sink, a further storage cupboard above the stairs and a frosted window to front.

Outside there is an enclosed rear garden mainly laid to lawn with a patio and decking area. The rear of the garage has been converted in a bar area which could be used for multiple things. The bar area has a set of French doors opening out onto the decking area. The front of the garage has been kept as a garage perfect for storage.

Council tax band: C





Entrance Hall

Lounge:
5.64m x 3.25m (18'6 x 10'8)

Kitchen/Dining Area:
5.64m x 3.25m (18'6 x 10'8)

Utility:
1.99m x 1.81m (6'6 x 5'11)



First Floor Landing

Master Bedroom:
3.52m x 2.79m (11'7 x 9'2)

En-suite

Bedroom 2:
3.36m x 3.32m (11' x 10'11)

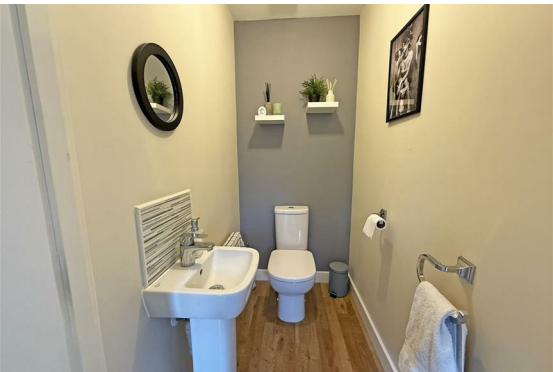


Bedroom 3:
2.76m x 2.61m (9'1 x 8'7)

Family Bathroom

Outside

Garage



Floor Plan



Viewing

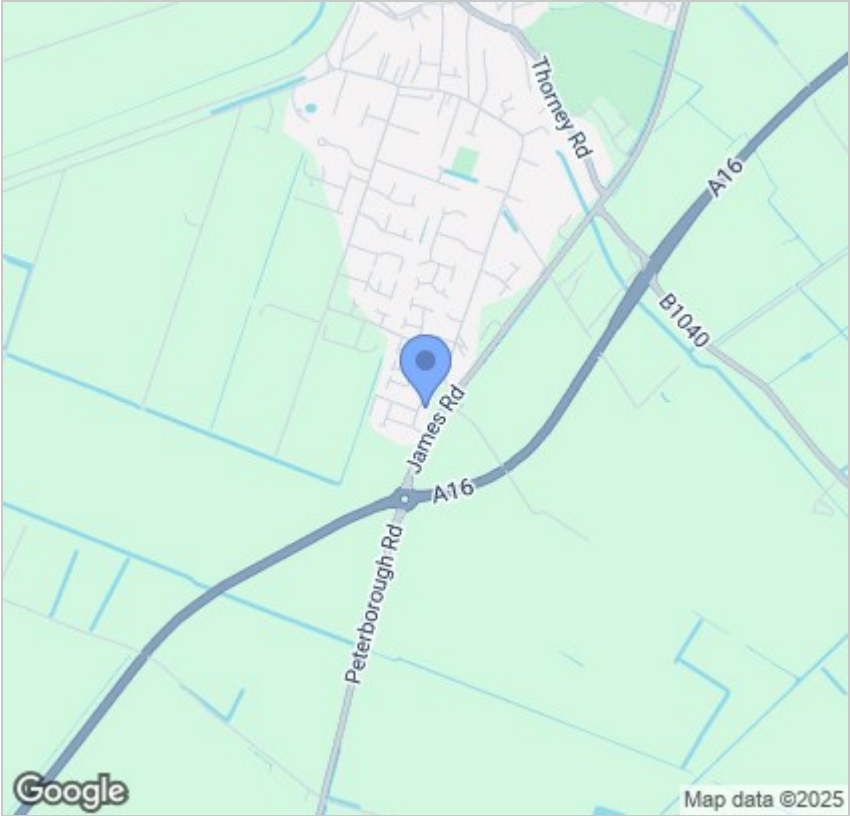
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Area Map



Energy Efficiency Graph

