



265 Main Road
Parson Drove PE13 4LF
£475,000

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To the front of the property there are field views, off-road parking for multiple vehicles, access into the garage and down the side of the house to the rear. Upon entering the entrance hall you are presented with an open ceiling stairs up to the first floor landing and doors into the office, wc, lounge and kitchen/dining room. The kitchen/dining comprises of matching wall and base units with integral dishwasher, induction hob with extractor overhead, double oven and fridge/freezer. The dining area has bi-fold doors opening onto the rear garden, a breakfast bar and doors into the utility room and garage. The utility room has further matching wall and base units and a door out to the rear garden.

Upstairs there is an open landing with a window overlooking the field views to the front. There are doors into the master bedroom, the family bathroom, airing cupboard and bedrooms. The master bedroom has stunning floor to ceiling windows to the front, a separate dressing area and a four piece en-suite comprising of a free standing bathtub, shower, wc and sink. All of the bedrooms have field views to front or rear and are all double bedrooms. The family bathroom comprises of a bath with shower over, wc and sink in vanity.

Outside there is an enclosed rear garden mainly laid to lawn with a patio area, two outside electrical sockets and taps and a gate to the front of the property.

Council Tax: E





Ground Floor
Entrance Hall

Lounge - 5.17m x 3.63m (16'11" x 11'10")

Play Room - 3.63m x 3.43m (11'10" x 11'3")

Kitchen/Dining Room - 6.78m x 3.43m (22'2" x 11'3")

Utility - 3.43m x 1.71m (11'3" x 5'7")

Garage - 5.17m x 3.34m (16'11" x 10'11")

WC

Office - 3.33m x 2.77m (10'11" x 9'1")

First Floor

Master Bedroom - 5.94m x 3.63m (19'5" x 11'10")

En-Suite - 2.71m x 1.91m (8'10" x 6'3")

Dressing Room

Bedroom Two - 4.20m x 3.45m (13'9" x 11'3")

Bedroom Three - 3.37m x 3.08m (11'0" x 10'1")

Bedroom Four - 3.37m x 2.93m (11'0" x 9'7")

Bedroom Five - 3.37m x 2.42m (11'0" x 7'11")

Family Bathroom



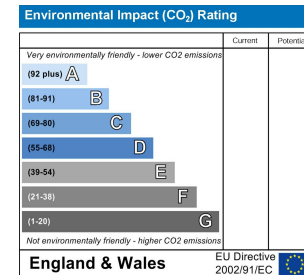
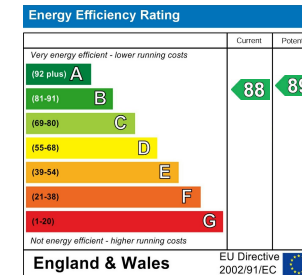
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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