



**Firmin & Co.**  
**FOR SALE**  
Crowland Office  
01733 259995  
www.firminandco.co.uk

36 Normanton Road

Crowland PE6 0JJ

Offers in excess of £219,000



## 36 Normanton Road

Crowland PE6 0JJ

Hugely Improved Modern Townhouse Priced To Sell. With some recent fantastic upgrades this home will impress.

Parking Arrangements: Garage & Parking

Windows: UPVc Double Glazed

Heating: Combi Boiler (New Boiler Installed within last 2 years)

Vendors Position: Found Their Next Home

Garden Orientation: South Facing Private Garden

EPC Rating: C

Council Tax Band: C - Local Authority - South Holland

Tenure: Freehold

Year Built: 2000s

Recent Improvements Include - New Bespoke Front Door, New Boiler, Modernised Bathroom & Ensuite, New Carpet, New Flooring. These are just some of the upgrades this home has had.

This delightful home will impress throughout and briefly comprises of an entrance hall, wc, kitchen area, lounge, two bedrooms and a family bathroom on the middle floor and the main bedroom suite featuring an ensuite on the top floor.

Please call today to arrange your viewing.







Entrance Hall

Kitchen - 2.9 x 1.9 (9'6" x 6'2")

WC

Lounge - 5.2 x 3.88 (17'1" x 12'5" )

Stairs to First Floor Landing

Bedroom 2 - 2.9 x 2.8 (9'6" x 9'2")

Bedroom 3 - 2.9 x 2.1 (9'6" x 6'10")

Family Bathroom

Stairs to Second Floor Landing

Main Bedroom - 3.9 x 4.11 (12'9" x 13'6)

En Suite -

Garage - At the rear of the property





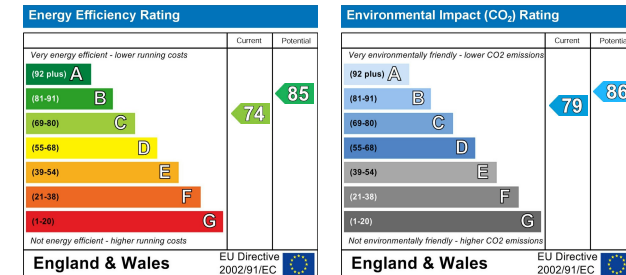
## Floor Plan



## 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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