



30B Broadway

PE6 0BJ

Offers in the region of £375,000

30B Broadway

PE6 OBJ

Brilliantly present detached bungalow with a detached barn that has had planning permission for conversion. Property comprises of;

Entrance hall, lounge, kitchen with utility off that has doors to both front and rear, dining area leading to the conservatory. Three bedrooms, bedrooms one and two benefitting from fitted wardrobes and a sink area, bedroom three and a refitted four piece bathroom.

Outside- gated frontage, gravelled drive offering parking for several vehicles and access to the rear. Rear garden laid to gravel with a pond.

Barn stretches from the very front to the very rear of the property comprising of four separate rooms and a covered area that previously houses the oil tank.

This property is within easy reach of all the local amenities Crowland has to offer.

Tenure: Freehold
Council Tax Band: C





Entrance Hall

Lounge

15'0" x 13'3" (4.58m x 4.06m)

Kitchen

10'5" x 9'7" (3.20m x 2.94m)

Dining Area

10'5" x 7'9" (3.20m x 2.38m)

Conservatory

11'9" max x 8'9" (3.60m max x 2.68m)

Utility Room

12'5" x 4'7" (3.79m x 1.41m)

Bedroom One

13'8" max x 10'0" (4.18m max x 3.07m)

Bedroom Two

13'7" x 9'4" max (4.16m x 2.87m max)

Bedroom Three

9'4" 8'5" (2.87m 2.59m)

Family Bathroom

Barn

Room One

14'11" x 10'4" (4.55m x 3.15m)

Room Two

35'7" x 15'0" (10.87m x 4.59m)

Room Three

14'11" x 10'0" (4.56m x 3.05m)

Open Barn

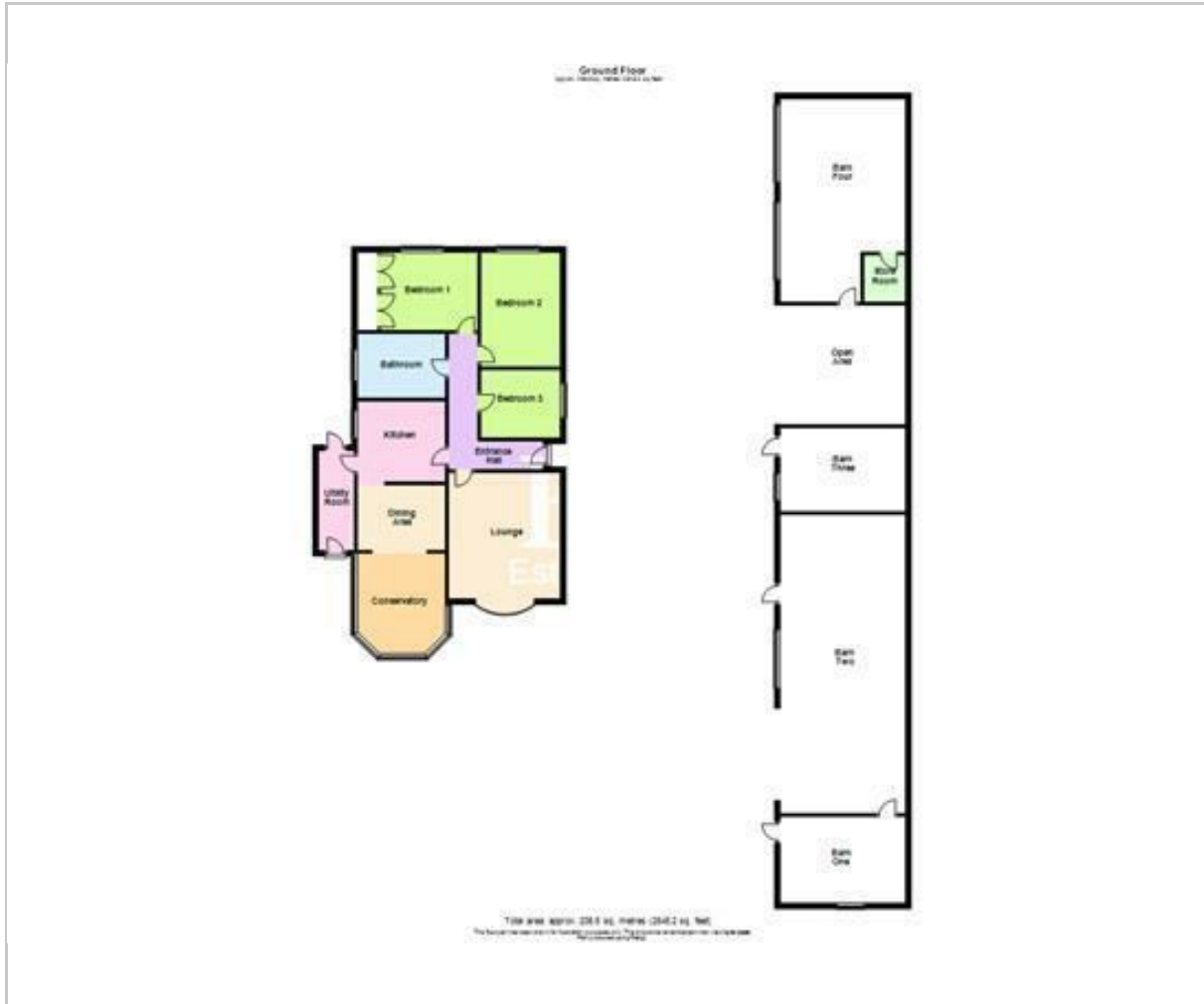
15'8" x 14'4" (4.80m x 4.37m)

Room Four

24'2" max x 15'5" max (7.39m max x 4.70m max)



Floor Plan



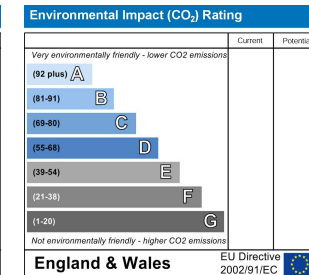
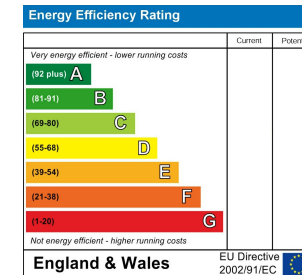
Area Map



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.