



5 Woodroffe Drive

PE6 0GP

Offers in the region of £245,000



5 Woodroffe Drive

PE6 0GP

Brilliantly presented semi detached house on Woodroffe Drive, a popular spot in Crowland. This property comprises of;

Ground Floor- entrance hall, cloakroom, lounge, kitchen/diner with double doors to the garden.

First Floor- landing, three bedroom, en suite and built in wardrobe to bedroom one, family bathroom.

Outside- to the front of the property is laid to lawn with a shrub border, driveway to the side leading to a single, side access. To the rear of the property is an enclosed garden, mainly laid to lawn with a patio area.

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

Tenure: Freehold
Council Tax Band: B





Entrance Hall

Cloakroom

Lounge
15'3" x 10'11" (4.65m x 3.33m)

Kitchen/Diner
14'9" x 10'4" max (4.5m x 3.15m max)

Landing

Bedroom One
9'8" x 8'4" (2.95m x 2.56m)



En Suite

Bedroom Two
9'6" x 8'0" (2.92m x 2.44m)

Bedroom Three
6'7" max x 6'5" max (2.01m max x 1.96m max)

Family Bathroom



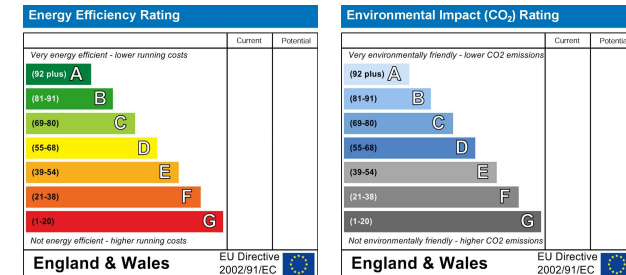
Floor Plan



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.

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.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk