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60 Woburn Drive

Thorney PE6 0SN

Offers in the region of £275,000



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Enjoying easy access to a highly thought of local primary school, The Duke Of Bedford, this immaculately presented family home also is located not far from Thorney Medical Centre and is in the catchment area for Arthur Mellows Secondary School in Glinton, one of the areas most sought after schools for older children.

Located in a small Cul De Sac the accommodation offered by this semi detached house comprises; Entrance Hall with stairs to the first floor, a Lounge with a bay window looking out to the front of the property. The attractive kitchen is fitted and leads to a Dining Area which in turn leads to the good size rear garden. There is also a convenient Cloakroom.

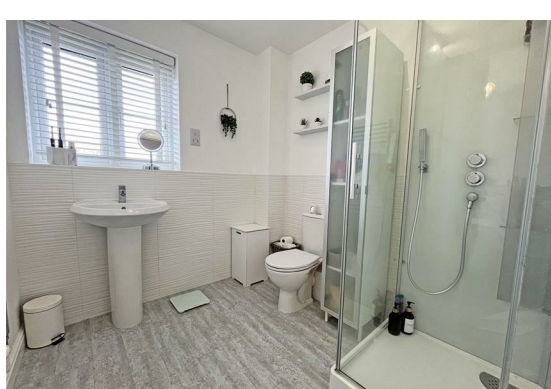
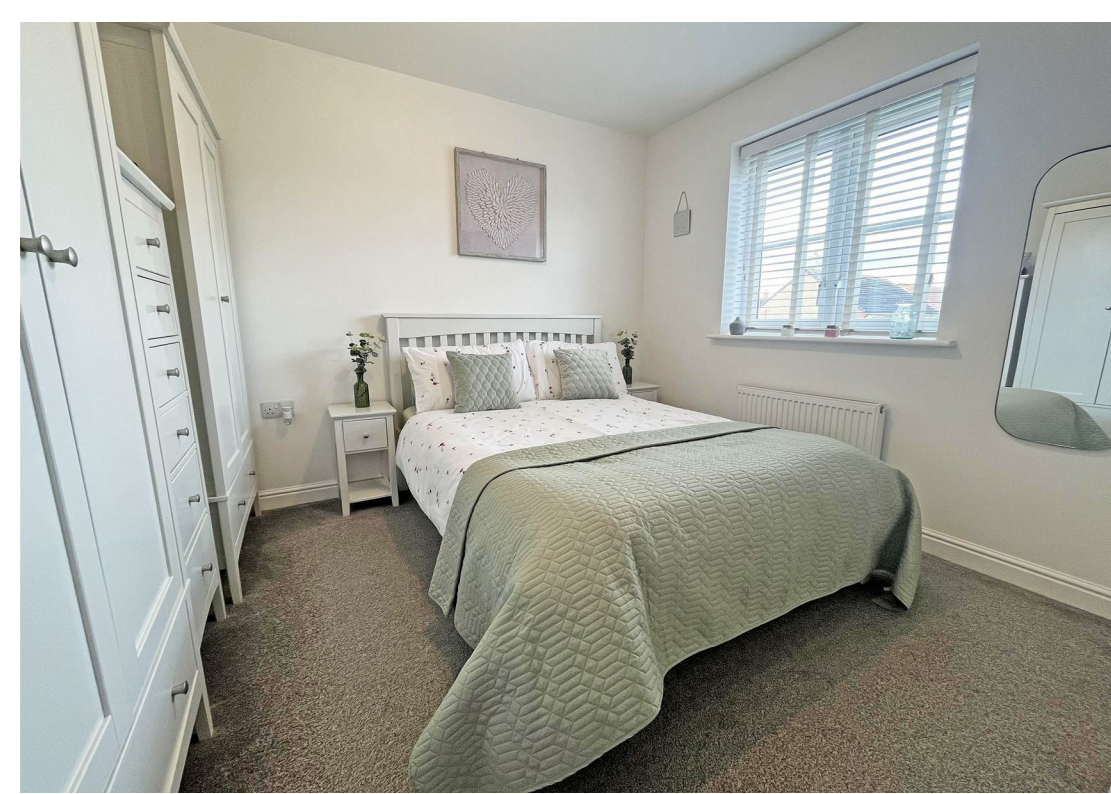
The first floor Landing leads to a Master Bedroom with a good size Ensuite Shower Room, two further Bedrooms and a Family Bathroom.

Outside to the front of the property is a driveway with ample off road parking and leading to a spacious single Garage. Gated side access and a personnel door from the Garage leads to a good size enclosed rear garden laid mainly to with a patio and decking areas, an ideal entertainment garden.

The property also has Solar Panels which ownership transfers to the new owners and attractive Oak internal doors to the ground floor rooms.

Tenure Freehold
Council Tax B
Estate Charges Apply To This Property.

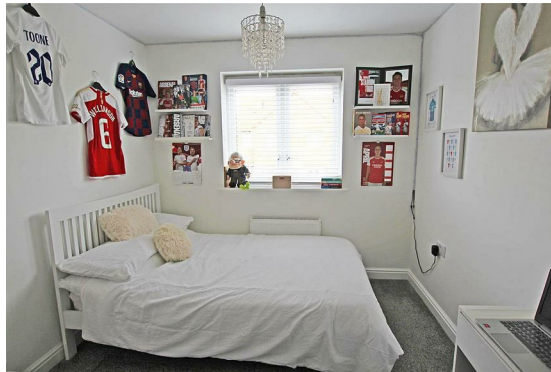




Entrance Hall
Door to front, Ring doorbell, Radiator, Laminate flooring, Oak door to lounge, Stairs to first floor

Lounge
14'5" x 12'8" max (4.40m x 3.87m max)
UPVC Box bay window to front, Two anthracite radiators, once being wall mounted, Laminate flooring, Oak Glass door

Kitchen
10'8" x 9'0" (3.26m x 2.76m)
Fitted with a range of base and eye level units with work surfaces over, Anthracite sink and mixer tap, Integrated Dishwasher and Fridge/Freezer, Built in oven and induction hob and stainless steel chimney hood, Plumbing for washing machine, Two radiators, Wall mounted TV, Kitchen Island, UPVC window to rear, UPVC window to side, French doors to the rear, Ceramic tiled floor



Dining Area
11'7" x 8'8" (3.55m x 2.66m)
Kitchen Island Breakfast Bar, Doors through to the rear Garden

Cloakroom
Fitted with two piece suite comprising of low level WC, Wash hand basin, Radiator, Oak door

First Floor Landing

Bedroom 1
10'5" max x 9'0" (3.18m max x 2.76m)
UPVC window to front, wardrobe/cupboard, Radiator

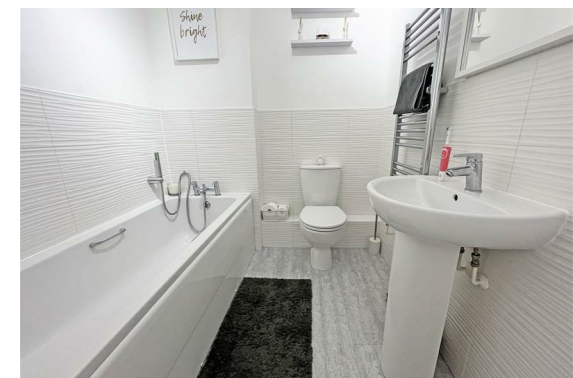
Ensuite Shower Room
UPVC window to front, Fitted with three piece suite comprising of low level WC, wash hand basin, Shower cubicle with rainfall showerhead, shaving point, Heated towel rail

Bedroom 2
8'9" x 8'6" (2.68m x 2.60m)
UPVC window to rear, Walk in single wardrobe/cupboard, Radiator

Bedroom 3
9'1" x 6'7" (2.77m x 2.02m)
UPVC window to rear, Radiator

Family Bathroom
Fitted three piece suite comprising of low level WC, Wash hand basin, Bath, Shaving point, Heated towel rail

Outside
To the front of the property is driveway leading to an extra long single garage 6.97m x 3.05m. Gated side access and a personnel door from the garage leads to an enclosed rear garden ideal for a family or entertaining. The garden is laid to lawn with a decking and patio areas.



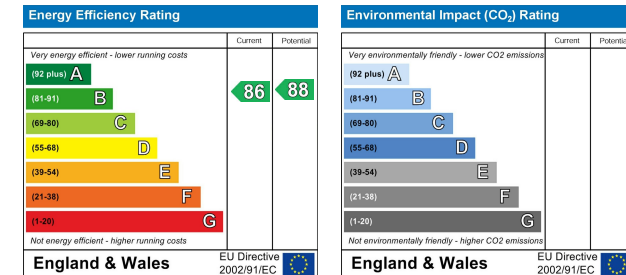
Floor Plan



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