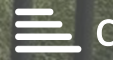




11 Barbers Drove North

Crowland PE6 OBE

Offers in the region of £650,000



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Crowland PE6 OBE

Executive detached family home boasting,

In the region of 3,000 sq. ft.
Electrically operated gated entrance.
Newly installed state of the art solar system.
Electric car charging facilities.
Refitted kitchen.
Refitted utility.
Professionally decorated throughout.
Plot size in excess of 1/3rd acre.

This property comprises of;

Ground Floor - Impressive entrance hall, lounge with double doors to the garden and a multi fuel burner, double doored dining room with dual aspect windows, study, re-fitted utility room, re-fitted kitchen with top of the range appliances including Miele induction plate, three slide and hide self-cleaning Neff ovens with matching microwave grill and warming drawer. This kitchen also boasts integrated dishwasher, Quooker tap with separate boiling, filtered, or sparkling water, finished in solid Quartz work surfaces and feature Oak breakfast bar. The kitchen is open plan to the family room creating a superb entertaining space with vaulted ceiling, exposed beams and double doors connecting the garden, making a truly desirable indoor/outdoor living experience.

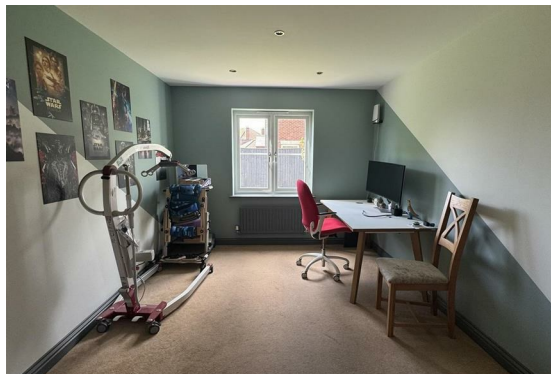
First Floor - Landing, five double bedrooms, en-suite bathroom to bedroom one, family bathroom.

Outside - Electric gated frontage with iron railings, extensive gardens wrapping around the property mainly laid to lawn, gravel driveway offering parking for several vehicles, oversized double garage with up over doors and electric vehicle charging. The garage houses the 20kW battery system connected to over 9kW of solar panels. The rear garden is laid to lawn with a large patio area.

This property also benefits from having planning permission for a ground floor extension to the rear.

Barbers Drove North is within easy reach of everything Crowland has to offer and is within a close proximity of transport links.

Tenure: Freehold
Council Tax Band: F





Ground Floor

Entrance Hall

Lounge

24'6" x 14'11" (7.48m x 4.55m)

Dining Room

15'10" max x 14'2" max (4.84m max x 4.34m max)

Study

11'3" x 9'9" (3.43m x 2.99m)



Utility Room

11'3" max x 9'1" max (3.44m max x 2.77m max)

Cloakroom

Kitchen/Breakfast Room

17'10" x 15'4" (5.45m x 4.68m)

Family Room

14'11" max x 14'6" max (4.55m max x 4.44m max)

First Floor

Bedroom One

17'10" x 15'4" (5.45m x 4.69m)

En-Suite Bathroom

11'3" x 9'1" (3.45m x 2.77m)

Bedroom Two

14'10" x 14'4" (4.54m x 4.38m)

Bedroom Three

14'11" max x 14'2" max (4.56m max x 4.34m max)

Bedroom Four

14'10" x 9'8" (4.54m x 2.97m)

Bedroom Five

10'6" x 9'7" (3.21m x 2.94m)

Family Bathroom

11'3" max x 9'10" max (3.44m max x 3.00m max)



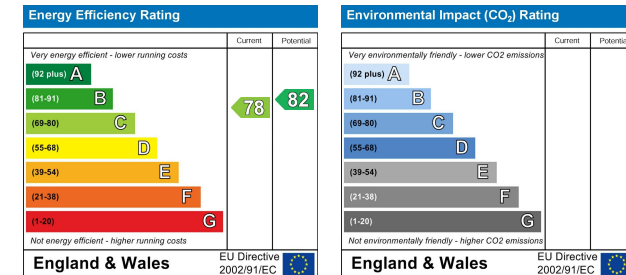
Floor Plan



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.



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