



18 Barbers Drove North

Crowland PE6 OBE

Offers in the region of £340,000

## 18 Barbers Drove North

Crowland PE6 0BE

Deceptively large detached bungalow on Barbers Drove North in the very popular town of Crowland. The property comprises of;

Large sun room with double door to the rear garden, a cupboard and the utility room. Kitchen/Breakfast room with box bay window to the side and double doors to the lounge, inner lobby giving access to both bedrooms and the family bathroom. The cupboard in bedroom one was originally the entrance hall but is now ready to be turned into an en-suite.

Outside- to the front of the property, enclosed by a hedge line, lawn garden and a gravelled drive to the side. To the rear of the property is a well maintained garden, mainly laid to lawn with an array of established plants, trees and shrubs.

Garage/workshop- to double doors to the front, a side door and within, a cloakroom.

This property is situated on the edge of Crowland but within easy reach of all of the local amenities the area offers. This property is offered with No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: B





Lounge  
16'4" max x 14'10" max (4.98m max x 4.54m max)

Kitchen/Breakfast Room  
12'11" max x 11'3" max (3.96m max x 3.44m max)

Sun Room  
29'5" max x 13'8" max (8.97m max x 4.18m max)



Utility Room  
6'9" x 5'11" (2.06m x 1.82m)

Inner Lobby

Bedroom One  
14'7" max x 12'10" max (4.45m max x 3.93m max)

Bedroom Two  
13'0" x 11'7" (3.97m x 3.54m)

Bathroom

Garage  
28'8" max x 20'2" max (8.76m max x 6.16m max)

Garage Cloakroom



## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

