



13 Orchard Way

Cowbit PE12 6XA

Offers in the region of £285,000



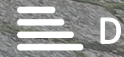
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## 13 Orchard Way Cowbit PE12 6XA

Very well proportioned home on Orchard Way, a popular part of the Village- Cowbit.

This property comprises of;

Ground Floor- entrance hall, lounge, dining room, re-fitted kitchen with integrated fridge & dishwasher, utility room, study, bedroom four and a w/c.

First Floor- landing, three bedrooms and a re-fitted bathroom.

Outside- to the front of the property is a well maintained garden, laid to lawn and enclose with bushes and tree's, block paved driveway and side access. To the rear of the property, a great sized garden, again mainly laid to lawn with an array of bushes, tree's and plants.

This property is in a cul de sac location, within easy reach of Crowland & Spalding and the A16 access road. This property has to be viewed to be appreciated.

Tenure: Freehold  
Council Tax Band: C



Ground Floor

Entrance Hall

Lounge  
14'7" x 11'10" (4.47m x 3.63m)

Dining Room  
12'2" x 9'8" (3.71m x 2.96m)

Kitchen  
14'3" x 9'6" (4.35m x 2.90m )

Study  
8'6" x 6'5" (2.61m x 1.96m)

Utility Room  
8'6" x 7'1" (2.61m x 2.16m)

Bedroom Four  
16'2" max 12'2" max (4.94m max 3.72m max)

W/C

First Floor

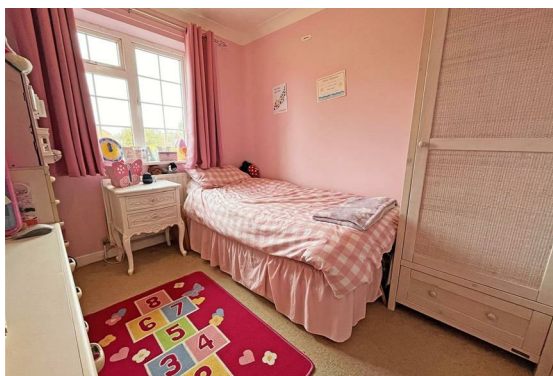
Landing

Bedroom One  
14'11" max x 11'6" max (4.57m max x 3.51m max)

Bedroom Two  
12'2" max x 11'3" max (3.71m max x 3.45m max)

Bedroom Three  
9'6" x 7'10" (2.92m x 2.39m )

Bathroom



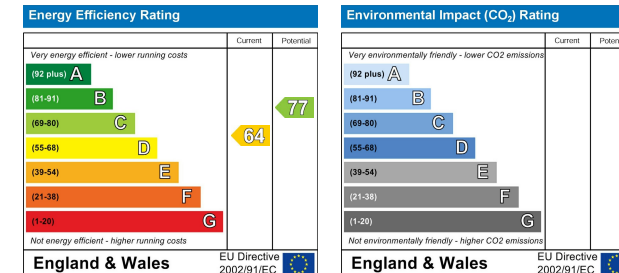
## Floor Plan



## 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.

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