



4 Croyland Way
Crowland PE6 0NA
£425,000



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Being sold with no onward chain, this substantial, detached Bungalow enjoys a good size plot not far from the many amenities offered by Crowland Town including stunning historical buildings such as Crowland Abbey and the Trinity Bridge. Central to Crowland is a large open space, Snowden Field, which includes various play areas, allotment gardens, football pitches and open grassed areas used for general recreation and to host community events. There is also Abbey View medical centre, Library and Primary School.

Situated in a Cul De sac the accommodation comprises; Entrance Porch, Entrance Hall and Comfortable size Lounge with a wood burner feature. The large Dining Room leads to both the spacious Conservatory and well appointed Kitchen Breakfast Room. There are also a rear Lobby, Cloakroom W.C and Utility Room with access to the one and a half Garage.

The Main Bedroom has a four piece Ensuite Shower/Bathroom, there are two further Bedrooms and a four piece Family/Shower Room.

Outside is ample off road driveway parking leading to the Garage, there are Gardens to the rear which wrap around the Bungalow.

Viewing is strongly recommended of this well presented and spacious Bungalow.

Tenure Freehold
Council Tax D



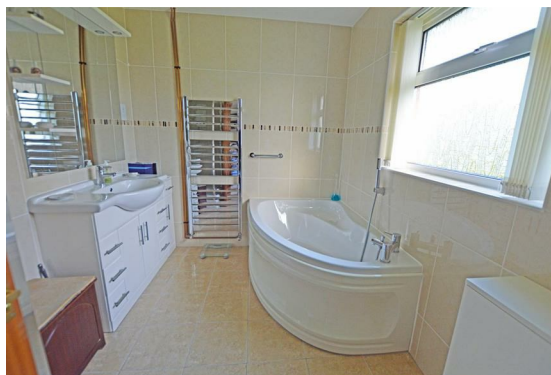


Porch
Glazed door and screen to

Hall
Access to the loft space, built in storage cupboard, doors to;

Lounge
18'9" x 13'11" (5.73m x 4.26m)
Fitted wood burner set in an attractive fireplace feature.

Dining Room
15'3" x 11'8" (4.65 x 3.56)
Sliding patio doors to



Conservatory
15'11" x 11'9" (4.86 x 3.60)
French doors to the rear Garden

Kitchen Diner
16'11" max 16'7" max (5.17m max 5.06m max)
Fitted with an extensive range of base and eye level kitchen units, integrated appliances including double chest height electric oven and hob.

Inner Lobby
Doors to

W.C

Utility Room
Doors to Garage

Bedroom 1
17'8" x 11'6" (5.40m x 3.53m)

Ensuite Bath/Shower Room

Bedroom 2
14'0" x 11'3" (4.27m x 3.44m)

Bedroom 3
10'0" x 8'5" (3.06m x 2.57m)

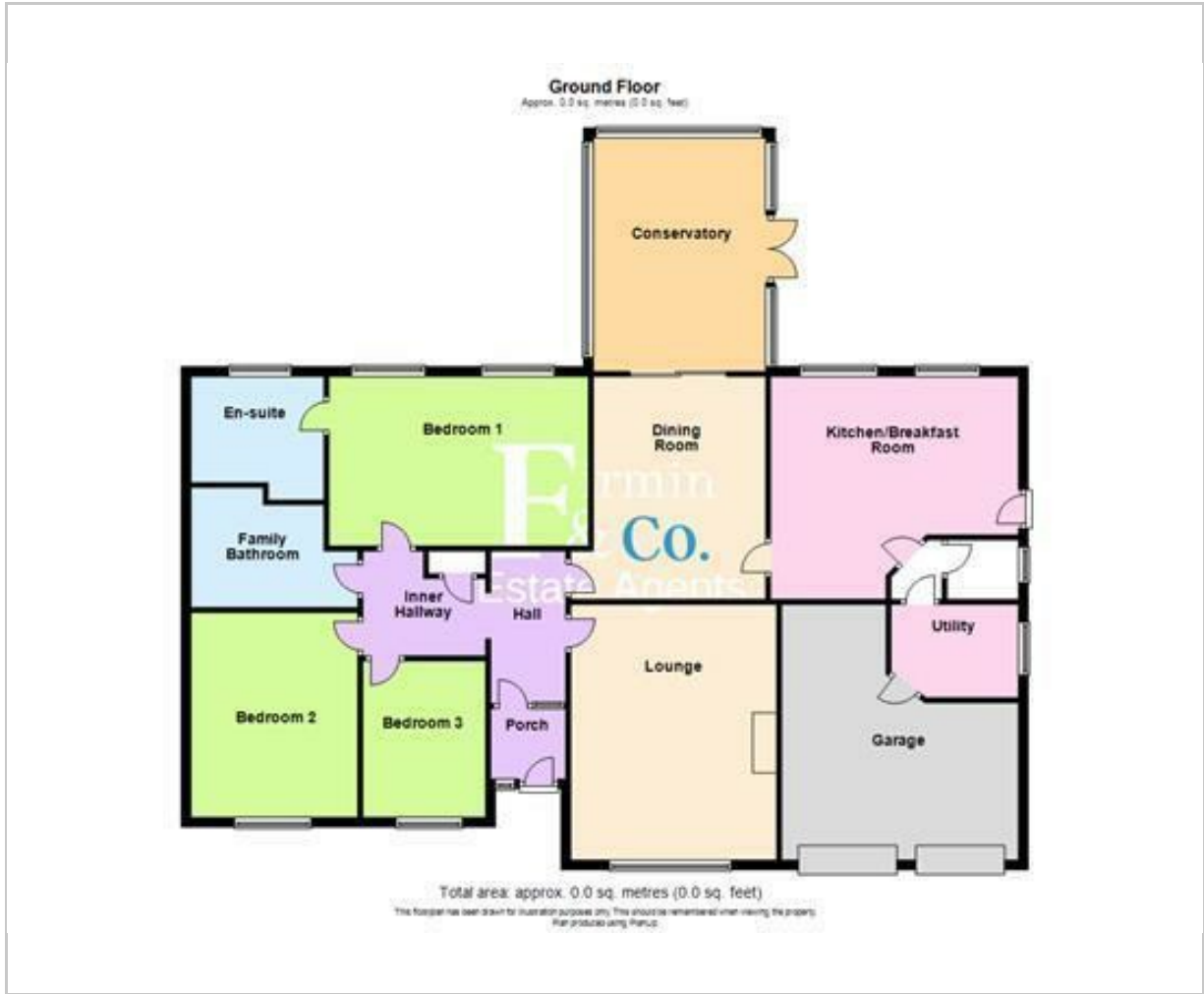
Family Shower/Bathroom

1 1/2 Garage
Two electric doors.

Outside
To the front of the property are open plan lawns with a double width driveway leading to the Garage. There is also gated side access to the enclosed rear Garden. The Garden is wrapped around three sides of the Bungalow to the rear with a side storage/work area with double gated access. The remainder of the garden is laid to lawn with shrub and a rose garden along with a patio area, tap and power points.



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

