



38 Normanton Road

Crowland PE6 0JJ

£343,000



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Enjoying a convenient location for the Spalding/Peterborough Road, this detached Town House is positioned within walking distance of the towns Primary School, public transport stops and the edge of Crowland for countryside walks. The property is only a few minutes drive from Crowland town centre with its many amenities and historical buildings including Crowland Abbey and 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 and Library.

Well maintained by the current owners with many replacement appliances and boiler the versatile family accommodation comprises; Entrance Hall with stairs to the first floor, convenient Cloakroom W.C, comfortable Lounge, Kitchen Diner and Utility Room.

The first floor Landing leads to a Main Bedroom with a refitted Ensuite, a further double Bedroom and Family Bathroom.

The second floor Landing lends itself to being a Study area and leads to two further double Bedrooms.

Outside is an open plan Garden to the front, an enclosed garden to the rear and a single Garage.

Viewing is recommended to appreciate the space and versatility of the property along with its favourable position on this ever popular location.

Tenure Freehold  
Council Tax D







Entrance Hall  
Stairs to the first floor Landing, doors to  
Cloakroom W.C

Lounge  
16'11" x 10'4" (5.18m x 3.15m)  
French Doors to the rear Garden

Kitchen Diner  
16'11" 8'10" (5.17m 2.71m)  
Fitted with a range of base and eye level  
kitchen units, recently fitted integrated  
oven with matching hob and hood above,  
refitted dishwasher, integrated fridge.



Utility Room  
Integrated freezer, refitted washer dryer,  
gas boiler (replaced Dec 21) door to the  
rear Garden.

First Floor Landing  
Doors to

Main Bedroom  
10'3" x 9'10" min (3.13m x 3.02m min)  
Fitted wardrobes, door to

Refitted Ensuite Shower Room

Bedroom 2  
10'7" x 9'7" (3.24m x 2.93m)

Family Bathroom

Second Floor Landing  
Ideal Study Area, Velux window. Doors to

Bedroom 3  
11'1" x 10'5" (3.39m x 3.20m)

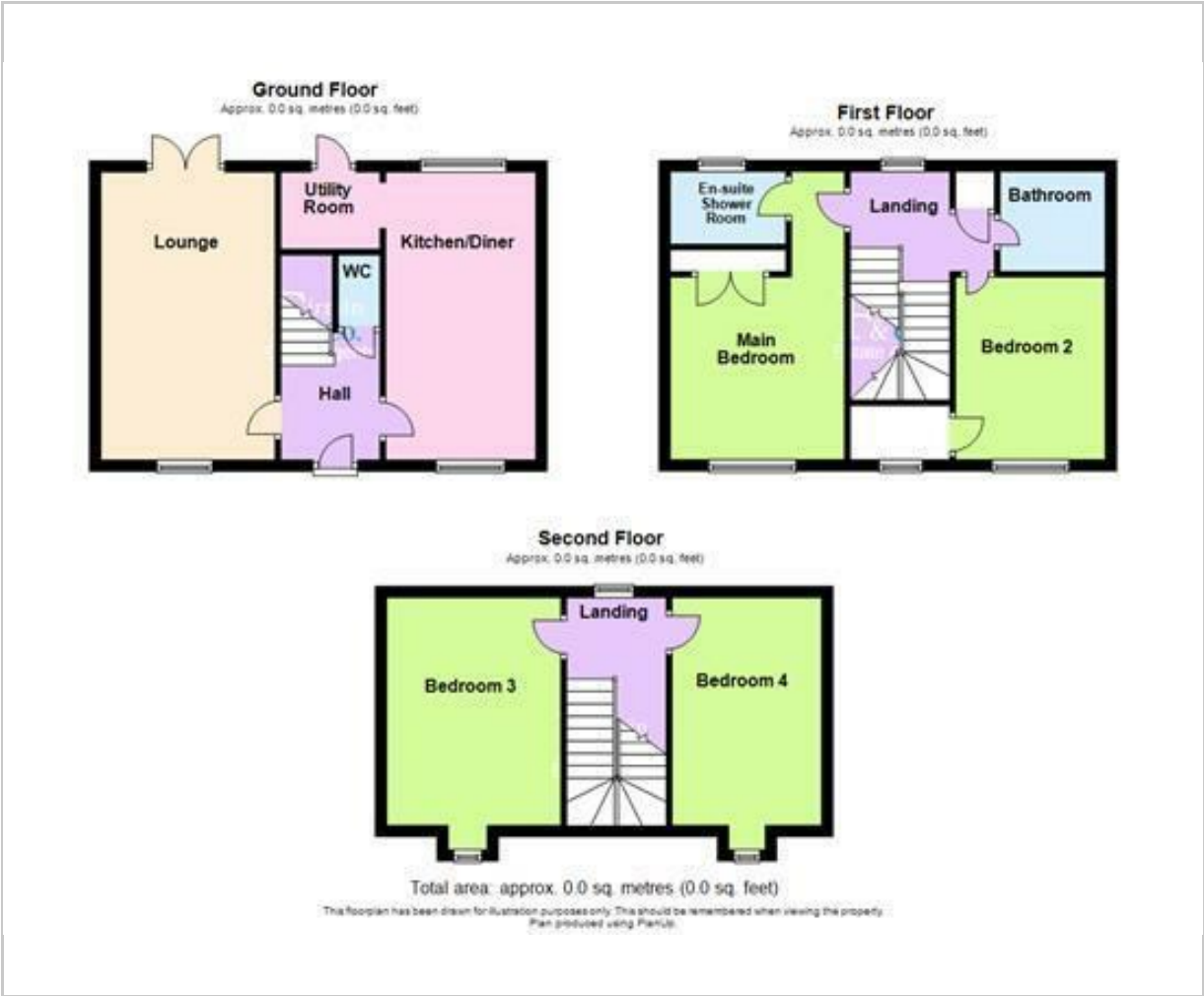
Bedroom 4  
11'1" x 9'11" (3.39m x 3.04m)

Outside  
To the front of the property is an open  
plan garden, to the side of the property is  
an access road to a rear positioned single  
Garage. The enclosed rear Garden is laid  
to lawn with two attractive patio areas.  
There are outside power points for use  
with the patio.





Floor Plan



Viewing

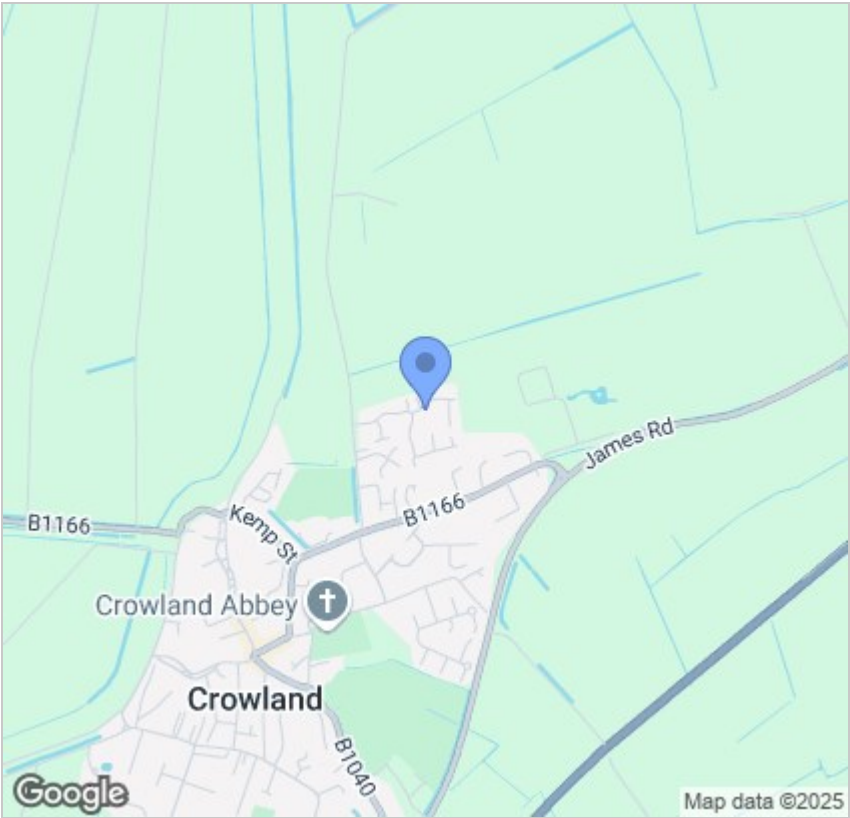
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

