



7 East Street
Crowland PE6 0EN
£430,000

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Buy a slice of Crowland history when purchasing this former Bakery set in the towns conservation area in the shadow of the War memorial, Trinity Bridge and The Abbey. Within walking distance of the many amenities offered by the town, close by 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 all nearby.

The accommodation offered by this unique property comprise; Entrance Hall with stairs to the first floor landing, rear Courtyard and Cellar. The Cellar has a usable head height and is currently being used as gym/storeroom. There is a 8m Lounge Diner, spacious Sitting Room and fitted Kitchen/ breakfast Room with a Vaulted Ceiling and twin Velux windows.

The first floor Galleried Landing leads to a main Bedroom with a good size Ensuite Shower Room, three further Bedrooms and a Family Bathroom.

Outside is a Courtyard Garden with access to a double width Garage with a fitted EV charging point and off road Parking.

Early viewing of this well maintained family home, set in one of Crowland's most historic streets is highly recommended.

Tenure freehold
Council Tax E
The property has undergone some minor resolved structural stabilisation.





Entrance Hall
Stairs to the first floor Landing and Cellar
Cloakroom W.C.

Lounge Diner
26'6" x 13'7" min (8.08m x 4.15m min)
Fireplace feature to Lounge area, French doors to the rear Garden.

Sitting Room
17'10" max x 13'8" (5.45m max x 4.19m)

Kitchen Breakfast Room
17'10" x 8'3" (5.45m x 2.52m)
Fitted with a range of base and eye level kitchen units, Belfast sink, space for a range style stove with a cooker hood above. Plumbing for a washing machine, integrated Dishwasher. Velux windows to attractive vaulted ceiling.

Galleried Landing
Feature window overlooking the rear, airing cupboard, storage cupboard.

Bedroom 1
13'11" x 9'10" max (4.26m x 3.01m max)

Ensuite Shower Room
11'8" max x 7'11" max (3.56m max x 2.42m max)

Bedroom 2
13'1" max x 13'11" max (3.99m max x 4.25m max)

Bedroom 3
11'11" max x 11'11" max (3.64m max x 3.64m max)

Bedroom 4
10'1" x 8'0" (3.09m x 2.44)

Family Bathroom

Outside
To the rear of the property is an enclosed rear courtyard with a storage shed, paved area and floral/shrub borders. There are mature Wisteria and Jasmine trees along with gated access to the double Garage which has an up and over door with power, light connected and stairs to a boarded area for additional storage. There are two parking spaces and an EV point in front of the Garage accessed by a shared service road from East Street for two other properties.



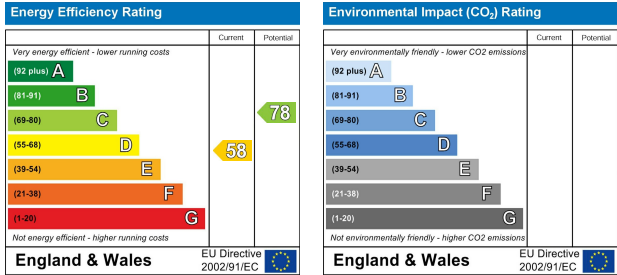
Floor Plan



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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