

## 24 Plank Drove Crowland PE6 0BY

Situated on the edge of Crowland town, down a quiet drove this detached family home has been improved by the current owners and enjoys views over fields and farm land. Within walking distance of the many amenities offered by the town, the property is situated as to enjoy country walks but also easy vehicular access to the A16 Spalding/Peterborough Road and the B1166 to Market Deeping.

The accommodation benefits from oil fired heating, PVCu double glazing and comprises; Entrance Hall with stairs to the first floor Galleried Landing, ground floor Wet Room/Cloakroom, comfortable Lounge with Wood Burner feature, re-fitted and well equipped Kitchen breakfast Room, Garden Room with a vaulted ceiling, Utility Room and Study.

The Galleried Landing leads to an Ensuite Main Bedroom, the second Bedroom has a Dressing Room and Ensuite. There are two further double Bedrooms and a Jacuzzi Family Bathroom.

Outside is ample of road parking and a large Garage, the rear garden is fully enclosed, laid mainly to lawn with a patio stretching the width of the property and a Cabin with power and light.

Viewing of this attractive and well presented property is strongly urged.

Tenure Freehold Council Tax E

























Entrance Hall

Stairs to the first floor Landing with a storage cupboard

Wet Room

10'4" x8'11" (3.17m x2.73m)

Designed for easy access.

Lounge

19'3" max x 15'5" max (5.88m max x 4.71m max)

'L' Shape room, wood burner set in fireplace feature, bay window to the front aspect.

Kitchen Breakfast Room

17'9" max x 14'11" max (5.43m max x 4.55m max)

Fitted with an attractive and extensive range of Kitchen units incorporating two electric ovens, induction hob, contemporary cooker hood, full height fridge and freezers, dishwasher and wine cooler. Velux windows to sloping ceiling, French doors to the rear Garden.

Garden Room

13'4" x 11'6" (4.08m x 3.52m)

Velux windows to vaulted ceiling, bi-fold doors to the rear garden.

Utility Room

9'9" x 7'0" (2.98m x 2.14m)

Plumbing for a washing machine, door to the side garden.

Study

9'9" x 7'3" (2.98m x 2.23)

**Galleried Landing** 

Bedroom 1

18'11" max x 10'10" max (5.77m max x 3.32m max)

Ensuite Shower Room

Bedroom 2

10'5" x 9'10" (3.19m x 3.016m )

opening to

**Dressing Room** 

8'5" x 7'4" (2.57m x 2.25m)

Storage cupboard

Ensuite Shower Room

Bedroom 3

18'9" max x 10'8" (5.74m max x 3.26m)

Built in wardrobe

Bedroom 4

12'4" x 10'5" (3.76m x 3.20m)

Jacuzzi Family Bathroom

Port hole window feature

Outside

To the front of the property is an extensive gravel area giving ample off road parking and leading to a large Garage with automated roller door. The garage has power, light and a water tap, access to the Utility Room and houses the oil boiler. A five bar gate leads to one side of the property, whilst gated access leads to the other side where the oil storage tank is positioned. The enclosed rear garden is laid mainly to lawn with a good size patio area stretching the width of the property and a garden cabin with power and light connected. There are also outside power points.

Floor Plan Area Map



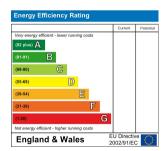
## Viewing

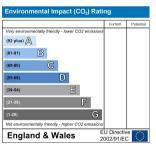
Please contact our Crowland Office on 01733 259995

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**





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