



38 Hall Street
Crowland PE6 0EW

Offers in excess of £400,000

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Individually built and enjoying a great location for access to the local amenities offered by Crowland's Town Centre, the property is a short walk from the centre, the local junior school and nursery. Nearby are 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.

The property comprises; Entrance Hall, Cloakroom W.C. comfortable Lounge, attractive and well appointed Kitchen Diner with bi-fold doors to the rear Garden, Utility Room and Garage.

The first floor Landing leads to and Ensuite Main Bedroom, three further Bedrooms and a family Bathroom.

There is an sunny rear garden and off road parking to the front which overlooks a grassed area.

The property benefits from solar panels to the roof owned by the property.

Viewing is strongly recommended.

Tenure Freehold
Council Tax D





Entrance hall
Stairs to the first floor Landing.

W.C.

Lounge
18'9" x 10'1" (5.73m x 3.08m)
French doors to the rear Garden.

Kitchen Diner
23'3" max x 13'6" max (7.10m max x 4.13m max)

'L' shape room with numerous base and eye level kitchen units with integrated appliances including; dishwasher, fridge and freezer, oven and microwave, gas hob with contemporary hood above. Bi-fold doors to the rear garden.

Utility Room
8'10" x 4'9" (2.71m x 1.46m)
Plumbing for a washing machine, door to

Garage
Power and light connected, automatic roller Garage door.

Landing

Bedroom 1
18'9" x 8'9" (5.73m x 2.69m)
Windows to front and rear aspect.

Ensuite Shower Room.
Three piece suite, velux windows to vaulted ceiling.

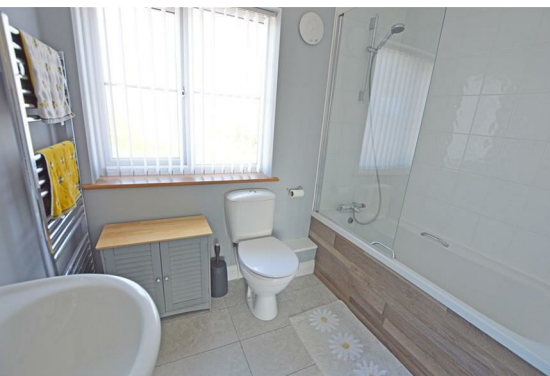
Bedroom 2
10'2" max x 11'7" (3.11m max x 3.55m)

Bedroom 3
13'6" x 6'11" (4.14m x 2.12m)

Bedroom 4
10'10" x 6'11" (3.31m x 2.12m)

Family Bathroom

Outside
To the front of the property is a good size garden set to hardstanding for vehicular parking. This leads to a single Garage with an automated door, power and light connected. The front garden overlooks an attractive landscaped green area. Gated side access leads to an enclosed garden with a sunny aspect which is laid to lawn with a patio area.



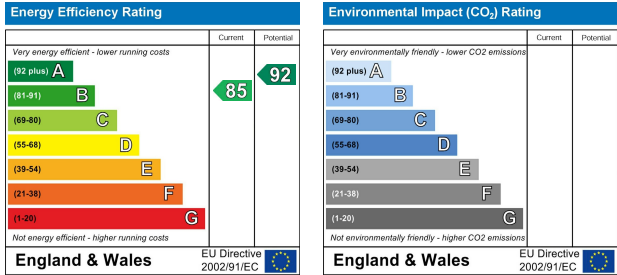
Floor Plan



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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