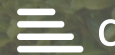




21 Counter Drain Drove

Tongue End PE11 3JJ

£310,000





## 21 Counter Drain Drove

### Tongue End PE11 3JJ

Less than five miles from Bourne and eight to Market Deeping, Tongue End is a collection of residencies enjoying a semi rural location set amongst open countryside and close to Baston Fen Nature Reserve. The River Glen runs nearby attracting a host of wildlife including a herd of Deer, nesting Cranes and offering numerous walks to nature lovers.

With a peaceful location, this extended and much improved semi detached house offers family accommodation which benefits from mains gas radiator heating, a rarity for such a rural location and comprises; Entrance Porch, attractive Entrance Hall with the stairs to the first floor and a convenient Cloakroom W.C. The fitted Kitchen Breakfast Room is well equipped, has access to the rear Garden and a Utility Room. The spacious Lounge Diner has a Wood Burner one end and a living flame gas fire the other making it a very versatile area along with access to the 'P' shape Conservatory overlooking the rear Garden.

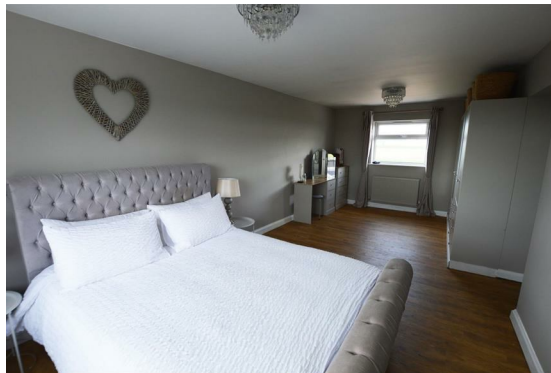
All rooms to the first floor have views over open Countryside, front and rear, the Landing leads to a dual aspect, large main Bedroom with an Ensuite Shower Room, there are two further double Bedrooms with built in wardrobes and a Family Bathroom.

Outside are spacious gardens front and rear with ample off road parking and play/recreation areas for all the family. Viewing is recommended.

Tenure Freehold  
Council Tax A







Entrance Porch

Entrance Hall

Stairs to the first floor Landing with a storage cupboard below.

Cloakroom W.C.

Kitchen Breakfast Room

15'6" x 10'1" (4.74m x 3.09m )

Fitted with a range of base and eye level units, integrated appliances including; Double electric oven, five ring gas hob with cooker hood above, dishwasher and refrigerator. Breakfast bar, peninsular unit, French doors to the rear Garden.

Utility Room

10'1" x 5'3" (3.09m x 1.61m)

Integrated washer/dryer, door to the side garden.



Lounge Diner

24'0" x 12'3" (7.33m x 3.75m)

Fitted wood burner and living flame gas fires set in attractive surrounds either end, Patio doors to

Conservatory

21'3" max x 12'9" max (6.48m max x 3.90m max )

'P' Shape room overlooking the rear Garden, French doors to patio area.

Landing

Storage cupboard, doors to

Bedroom 1

21'5" x 10'4" (6.54m x 3.17m)

Dual aspect windows overlooking open countryside

Ensuite Shower Room

Bedroom 2

12'6" max x 9'8" (3.83m max x 2.96m )

Built in double wardrobe.

Bedroom 3

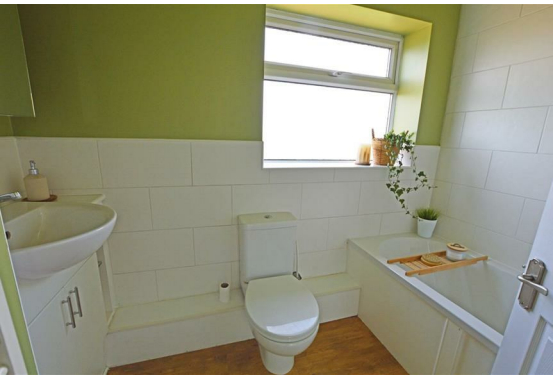
12'2" max x 9'3" max (3.72m max x 2.84m max )

Built in single wardrobe.

Family Bathroom

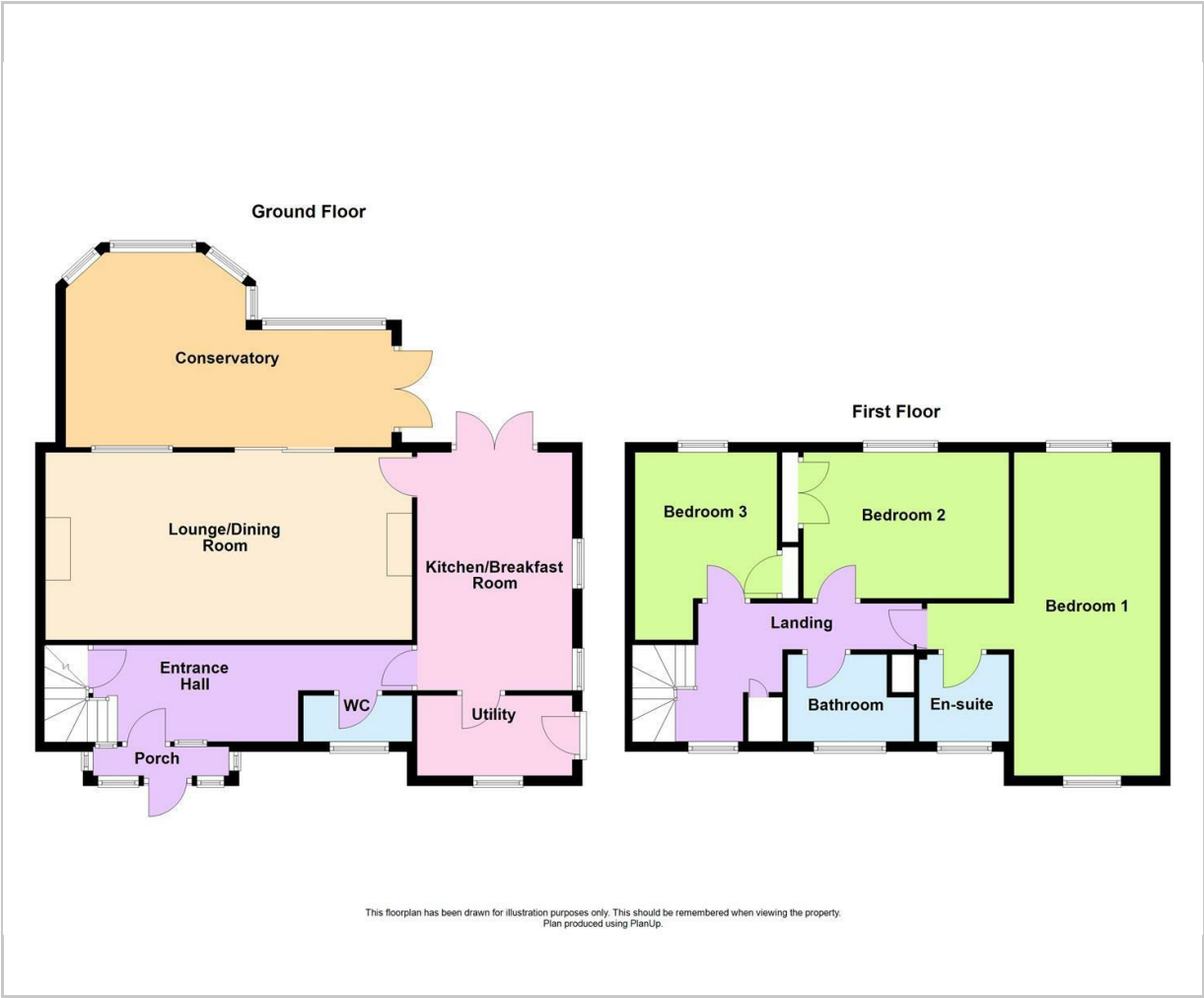
Outside

To the front of the property is an expanse of gravel for parking numerous vehicles along with a conveniently positioned E.V.point. Gated side access leads to the enclosed rear Garden which is mainly to lawn, there is a good size patio and paved Pergola area, ornamental pond, two sheds, one being a potting shed and a 12'X 24' workshop/office. The rear garden also contains outdoor power points and water tap.





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

