



63 Postland Road
Crowland PE6 0JB
£390,000



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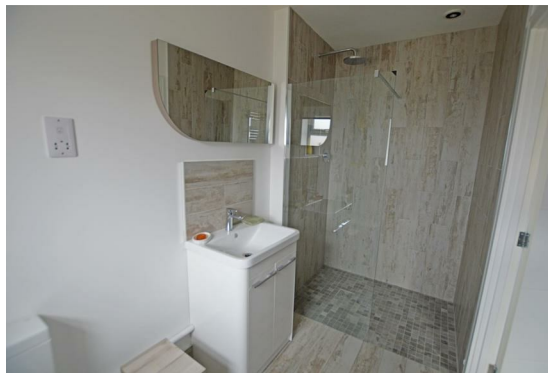
Early viewing of this superb, modernised and extended Bungalow is strongly recommended to appreciate the comfortable, stylish and spacious accommodation offered not far from the local amenities offered by Crowland Town.

The property has easy access to the A16 Spalding to Peterborough Road and Crowland's, stunning 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, Library and Primary School.

The property benefits from underfloor gas fired heating, PVCu double glazing and has been modernised to a high standard to incorporate; Entrance Lobby, Entrance Hall, comfortable Lounge which could double up as a fourth Bedroom, superb fitted Kitchen/Diner/Family Room with a vaulted ceiling, a Main Bedroom with an Ensuite, two further Bedrooms and Family Bath/Shower Room.

Outside is ample off road parking and an good size enclosed, attractive garden. Which is laid mainly to lawn with shaped borders and a large patio area.

Tenure freehold
Council tax B





Entrance Lobby
Door to

Entrance Hall

Lounge/Fourth Bedroom
15'10" max x 10'11" (4.83m max x 3.33m)

Kitchen Dining Family Room
25'4" x 12'10" (7.73m x 3.92m)
Fitted with a range of base and eye level units with integrated appliances incorporating Electric Oven, Microwave, Fridge Freezer, Gas Hob with a hood above, Island Unit with a sink unit and dishwasher. Vaulted ceiling with Velux Windows, Double Patio doors to the rear Garden.

Utility Room
9'7" x 4'8" (2.94m x 1.43m)
Concealed gas boiler and underfloor heating manifold, plumbing for a washing machine.

Bedroom 1
16'11" x 9'4" (5.16m x 2.85m)

Ensuite Shower Room
10'2" x 4'8" (3.10m x 1.44m)

Bedroom 2
10'10" x 10'4" (3.31m x 3.17m)

Bedroom 3
10'4" x 9'10" (3.17m x 3.01m)

Family Bathroom/Shower Room

Outside

To the front of the property is a large gravel area for off road parking of numerous vehicles. Double and single gates lead to the fabulous rear Garden, fully enclosed there is a generous patio area linking to the meandering pathways to the rest of the garden which has numerous floral borders and lawn areas.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

