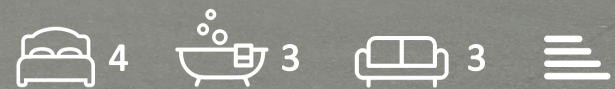




5 Nelson Close
Crowland PE6 0DL
£500,000



5 Nelson Close

Crowland PE6 0DL

Enjoying an exclusive location of only five properties in a cul de sac of similar properties, this detached family home has been extended and remodelled to offer versatile and stylish accommodation not far from the Town Centre. Sitting on a good size plot the accommodation enjoys a high specification finish to the alterations made by the current owners.

Well presented throughout the accommodation comprises; impressive Entrance Hall, convenient Cloakroom/W.C and Study looking to the front of the property. There is a comfortable Lounge with access to the rear Garden, separate Dining Room and good size second Office/Fifth Bedroom. The open plan and well appointed Kitchen leads to Family/Dining Area which also has access to the Garden via bifold doors. There is also an Utility Room.

The Galleried Landing leads to two Ensuite Bedrooms both with built in wardrobes, there are two further double Bedrooms and a four piece Family Bath/Shower Room.

Outside is a abundance amount of off road parking and a larger than average single Garage. Two practical side areas allow storage and a small pet enclosure, both lead to a good size rear garden, laid to lawn with a large Indian Sandstone Slabbed patio area.

Positioned within walking distance of the towns Primary School and public transport stops. The property is only a few minutes drive from Crowland town centre with its many amenities, 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.

Viewing of this desirable family home is strongly urged to appreciate both location and versatility of the property.

Tenure freehold
Council Tax E





Storm Porch
Door to

Entrance Hall
11'11" x 9'2" (3.64m x 2.80m)
Stairs to the Gallery Landing, doors to

Cloakroom W.C
Refitted with a contemporary two piece suite with luxurious
splashbacks.

Study
10'0" x 8'0" (3.07m x 2.45m)

Lounge
16'6" x 12'9" (5.04m x 3.91m)
Fitted living flame gas fire set in an attractive stone surround and
hearth, PVCu French doors to rear garden and patio seating area

Dining Room
10'6" x 12'0" (3.22m x 3.68m)
Door through to



Office/Family/Fifth Bedroom
18'1" x 8'5" (5.52m x 2.58m)
Door to the rear Garden.

Kitchen Area
13'9" x 11'7" (4.21m x 3.54m)
Refitted with a superb, numerous range of base and eye kitchen
units incorporating several integrated appliances including, full
height fridge and freezer, twin electric ovens, multiple ring
induction hob with retractable re circular fan, dishwasher, wine
cooler, quartz worktops, luxurious splashbacks, peninsular unit
with storage below, opening to

Family/Dining Area
16'1" x 11'10" (4.91m x 3.63m)
Three light giving Velux windows to a sloping ceiling, bifold
doors to the rear garden and patio area.

Utility Room
7'1" x 4'10" (2.16m x 1.49m)
Built in Microwave, plumbing for an automatic machine, gas
boiler, luxurious splashbacks, door to the side enclosed garden.

Gallery Landing

Bedroom 1/Dressing Area
11'9" min x 10'11" max (3.59m min x 3.34m max)
Two built in double wardrobes, door to

Ensuite Shower Room

Bedroom 2
13'5" max x 8'8" max (4.09m max x 2.66m max)
Built in double wardrobe

Ensuite Shower Room

Bedroom 3
10'11" x 8'6" (3.34m x 2.61m)

Bedroom 4
10'9" x 7'9" (3.30m x 2.37m)

Family Bathroom/Shower Room
8'5" x 7'4" (2.59m x 2.26m)

Outside
To the front and side of the property is off road parking for
several cars with double gates giving additional closed off and
private storage area, there is also a longer than average Garage
5.81m. Gated side access leads to an area ideal for retaining pets
which then opens to a good size, fully enclosed garden which is
laid to lawn with numerous shrub and floral borders. There is an
attractive Indian Sandstone slabbed patio area stretching the
width of the property and a large storage shed.



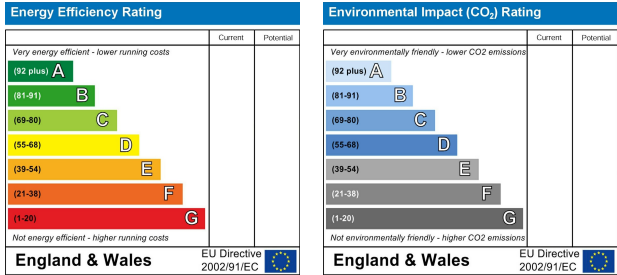
Floor Plan



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.

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.



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