



52 Broadway
Crowland PE6 0AW
£270,000

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Located within easy walking distance of the town centre, this modern town house is being sold with no onward chain and is attractively presented by the current owners. Enjoying a non estate position the property also enjoys easy access to the A16 Peterborough/Spalding Road and public transport facilities.

Benefiting from gas radiator heating, the living accommodation is set over three floors and comprises; Entrance Hall with convenient Cloakroom/W.C. good size Lounge with access to the rear garden and a well appointed Kitchen Breakfast Room. The First Floor Landing leads to three Bedrooms and a Family Bathroom whilst the top floor is reserved entirely to the spacious Main Bedroom Suit which includes an Ensuite Shower and storage area.

Outside are two off road parking spaces to the rear of the property and an enclosed Courtyard garden with rear access.

Viewing of this popular style of property is recommended to appreciate its advantages location.

Tenure Freehold
Council tax B





Entrance Hall
Stairs to the first floor Landing, doors to
Cloakroom W.C

Lounge
15'11" max x 10'9" (4.86m max x 3.29m)
PVCu french doors to the courtyard garden,
storage cupboard.

Kitchen Breakfast Room
13'1" x 8'7" (4.01m x 2.62m)
Fitted with a modern range of base and eye
level kitchen units with integrated Zanussi
appliances which include, Electric Oven
and Microwave, hob and cooker hood
above, dishwasher, Fridge and freezer.
Washing machine and pull out pantry unit.



First Floor Landing
Doors to

Bedroom 2
11'4" x 8'9" (3.46m x 2.67m)
Built in double wardrobe.

Bedroom 3
10'6" x 8'8" (3.21m x 2.65m)
Built in wardrobe

Bedroom 4
6'9" x 6'4" (2.07m x 1.94m)

Family Bathroom

Top Floor Suite

Bedroom Area
15'10" x 11'6" min (4.83m x 3.51m min)
Sloping ceiling feature with dormer
windows.

Storage Area
9'1" x 4'3" (2.77m x 1.30m)
Sloping ceiling and restricted head height,
door to

Ensuite Shower Room

Outside
To the front of the property is an enclosed
garden with access to the front door. The
rear Courtyard Garden is fully enclosed,
paved for easy maintenance and has gated
access to the two off road parking spaces.



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.

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Area Map



Energy Efficiency Graph

