

for sale

£270,000



## Hardwick Close Crowland Peterborough PE6 0FP

ALL THE RIGHT INGREDIENTS for family living in this modern **THREE DOUBLE BEDROOM** property. Well presented throughout with spacious accommodation and a modern fitted kitchen. Call us today for your viewing 01733 579412.



# Hardwick Close Crowland Peterborough PE6 0FP

## Entrance Hall

Half glazed frosted UPVC double glazed door into the entrance hall. Laminate flooring, staircase to first floor landing, smooth ceiling with mains fed smoke alarm and door through to the lounge.

## Lounge

16' 10" x 15' 4" ( 5.13m x 4.67m )

Radiator, TV and telephone points, laminate flooring, smooth ceiling and Georgian style UPVC double glazed window to the front. Door through to the open plan kitchen/breakfast/dining room.

## Kitchen Breakfast Area

12' x 11' 6" ( 3.66m x 3.51m )

Comprising a range of matching wall and base level units, worktops with splashbacks, porcelain one and a half sink with drainer and mixer tap, breakfast bar with inset drawers. Oven grill and four ring induction hob with extractor. Integral dishwasher, fridge and freezer. Laminate flooring, smooth ceiling with recess lighting and mains fed smoke alarm, Georgian style UPVC double glazed window to the rear. Door into the utility and walkway through to the dining area.

## Dining Area

10' 4" x 8' 9" ( 3.15m x 2.67m )

Radiator, laminate flooring, smooth ceiling with recess lighting and UPVC double glazed French doors into the rear garden.



### Utility Room

6' 7" x 5' ( 2.01m x 1.52m )

Radiator, built in units with worktop, plumbing for washing machine with space for a further appliance above, space for a full standing fridge freezer. Laminate flooring, radiator, smooth ceiling with recess lighting and a door through to the cloakroom.

### Cloakroom

Comprising a two piece suite to include wash hand basin with a mixer tap and tiled splashbacks, WC with dual flush set within a vanity unit. Laminate flooring and smooth ceiling.

### First Floor Landing

Radiator, door into the airing cupboard housing the pressurised cylinder tank, smooth ceiling with recess lighting, mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.

### Bedroom One

13' 6" x 11' 1" ( 4.11m x 3.38m )

Radiator, TV point, double doors into fitted wardrobe, smooth ceiling, Georgian style UPVC double glazed window to the front and door into the ensuite.

### Ensuite Shower Room

Comprising a three piece suite to include shower cubicle with rainfall shower head and detachable hose, a wash hand basin set within a vanity with tiled splashbacks, WC with concealed cistern and dual flush. Heated towel rail, extractor, smooth ceiling with recess lighting and frosted Georgian style UPVC double glazed window to the front.

### Bedroom Two

11' 3" x 10' 6" ( 3.43m x 3.20m )

Radiator, TV point, smooth ceiling and Georgian style UPVC double glazed to the rear.

### Bedroom Three

10' 7" x 7' 6" ( 3.23m x 2.29m )

Radiator, TV point, smooth ceiling and Georgian style UPVC double glazed window to the rear.

### Family Bathroom

Comprising a three piece suite to include a bath with mixer tap with mains fed shower, rainfall head, detachable hose and shower screen, wash hand basin with mixer tap, tiled splashbacks and set within a vanity unit, WC with concealed cistern and dual flush. Shaver point, extractor, smooth ceiling with recess lighting and a frosted Georgian style UPVC double glazed window to the side.

### Outside

To the front of the property is a tarmac driveway providing off road parking for two vehicles. A paved leads to the front door with a storm canopy porch. Side gated access to the rear garden which is laid to lawn with a paved patio area. Garden pond, outside light, external plug socket and tap. The rear garden is surrounded by a timber built fence.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: WRN304802 - 0008

**Tenure:** Freehold

**EPC Rating:** B

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