

for sale

£290,000



Peterborough Road Crowland Peterborough PE6 0BA

## SOMETHING SPECIAL

CHAIN FREE and ready for a new owner is this lovely family property located in the heart of Crowland. Beautifully presented with three double bedrooms, modern kitchen diner and a great garden perfect for entertaining. Call today and be one of the first to view 01733 579412





# Peterborough Road Crowland Peterborough PE6 0BA

## Entrance Hall

Half glazed patterned double glazed door into the entrance hall. Radiator, staircase to first floor landing with understairs storage cupboard (which also houses the Vaillant Gas boiler), smooth ceiling and doors off onto kitchen/diner, lounge and cloakroom.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap, tiled splashbacks and a WC with dual flush. Radiator, extractor, smooth ceiling and frosted UPVC double glazed window to the side.

## Lounge

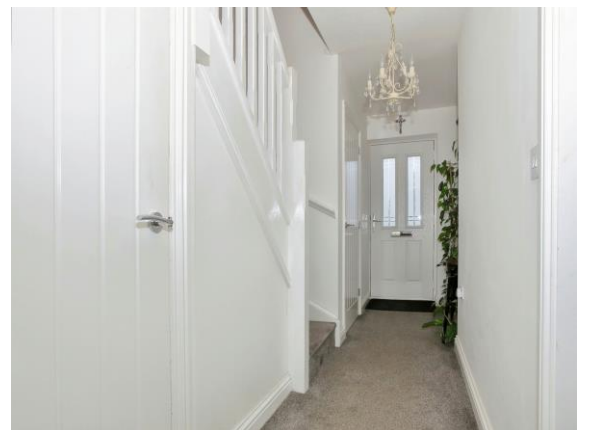
15' 10" x 11' 10" max ( 4.83m x 3.61m max )

Radiator, TV point, two telephone points, smooth ceiling and UPVC double glazed window to the front.

## Kitchen / Breakfast / Diner

18' 3" x 11' 3" ( 5.56m x 3.43m )

Comprising a range of matching wall and base level units, worktops with splashbacks and a one and a half single drainer sink with a mixer tap over. Built in oven, grill and five ring gas hob with splashback and stainless steel extractor above, integral microwave, dishwasher and fridge freezer. Plumbing for washing machine, breakfast bar area, radiator, smooth ceiling with recess lighting and mains fed smoke alarm, UPVC double glazed window to the rear and UPVC double glazed French doors into the rear garden.



## First Floor Landing

Smooth ceiling with access to loft, mains fed smoke alarm, frosted PVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Master Bedroom

11' 5" x 10' 2" plus recess ( 3.48m x 3.10m plus recess )  
Radiator, TV point, smooth ceiling, UPVC double glazed window to the front and door through to the en-suite

## En-Suite Shower Room

7' 1" x 4' ( 2.16m x 1.22m )  
Comprising a three piece suite to include a shower cubicle with a mains fed shower fitted, waterfall head and detachable hose, a wash hand basin with a mixer tap over with tiled splashbacks and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor, frosted UPVC double glazed window to the side.

## Bedroom Two

11' 3" x 10' 10" ( 3.43m x 3.30m )  
Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Three

11' 3" x 7' ( 3.43m x 2.13m )  
Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

## Family Bathroom

Comprising a three piece suite to include bath with mixer tap, mains fed shower over with shower screen, a wash hand basin with mixer tap over and tiled splashbacks, WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor. Frosted UPVC double glazed window to the front.

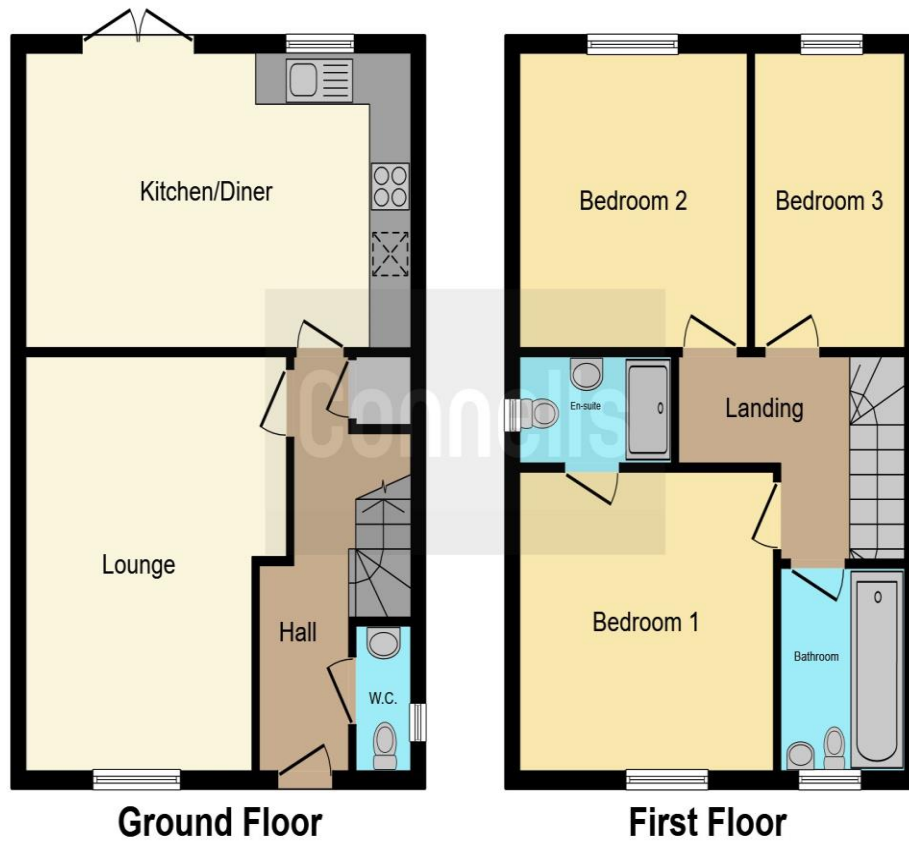
## Outside

Paved path leading to the front door, outside light and gated access to the rear garden. An extensive gravel driveway provides off road parking for several vehicles.,

The rear garden is laid to lawn with a paved patio. Ornamental gravel entertaining area with pergola, hot tub (included in the sale), Outside tap, outside light, two external plug sockets and the garden is surrounded by a timber built fence.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: WRN305225 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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