

for sale

guide price **£400,000-£425,000**



Hall Street Crowland PETERBOROUGH PE6 0EW

GUIDE PRICE £400,000 - £425,000

A lovely detached property located in Crowland with all its amenities. The property is well maintained and would make a perfect family home. For full details contact us on 01733 579412



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Entrance Porch

Leaded, patterned, designer composite door into the entrance porch. Ceramic tiled flooring, smooth ceiling with a similar designer composite door into the main entrance with two frosted UPVC windows either side.

Entrance Hall

Radiator with cover, laminate flooring, telephone point, staircase to first floor landing, smooth ceiling with mains fed smoke alarm and doors off onto kitchen and lounge.

Lounge

21' 7" x 12' 3" (6.58m x 3.73m)

Radiator, TV point, coving to smooth ceiling and UPVC double glazed window to the front. Archway through to the dining room.

Dining Room

11' 4" x 9' 10" (3.45m x 3.00m)

Radiator, coving to smooth ceiling and UPVC double glazed French doors with matching windows either side into the rear garden.

Kitchen

11' 4" x 8' 5" (3.45m x 2.57m)

Comprising a range of matching wall and base level walnut effect shaker style units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with stainless steel extractor hood above. Space for appliance, integral dishwasher, door into understairs storage cupboard/pantry (with shelving), textured ceiling, UPVC double glazed window to the rear and archway through to the breakfast room.

Breakfast Area

7' 10" x 7' 5" (2.39m x 2.26m)

Radiator, textured ceiling, UPVC double glazed window to the side and doors off onto a rear entrance hall and utility.

Utility

7' 5" x 6' 9" (2.26m x 2.06m)

Comprising of a range of units with worktop, plumbing for washing machine and space for a tumble dryer. Gas boiler servicing the hot water and central heating system (replace 3 years ago with a 10 year warranty). Smooth ceiling and extractor.

Inner Hallway

Smooth ceiling and doors off onto office/additional bedroom and a cloakroom. Half glazed patterned UPVC door to the side.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with taps over and tiled splashbacks and a WC. Radiator, coving to textured ceiling and a frosted UPVC double glazed window to the side.

Office/Additional Bedroom

12' 7" max x 7' 6" max (3.84m max x 2.29m max)

Radiator, coving to smooth ceiling and UPVC double glazed window to the side.



First Floor Landing

Smooth ceiling with mains fed smoke alarm and access to loft. Doors off onto bedrooms, bathroom and shower room.

Master Bedroom

20' 8" max inc en-suite x 10' 10" max inc en-suite (6.30m max inc en-suite x 3.30m max inc en-suite)

Radiator, TV point, coving to smooth ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

8' 10" x 3' 7" (2.69m x 1.09m)

Tiled to two walls and comprising of a three piece suite to include shower cubicle with electric shower fitted, an oversized wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Extractor and smooth ceiling with recess lighting and light tunnel.

Bedroom Two

24' 3" max x 7' 4" max (7.39m max x 2.24m max)

Radiator, coving to smooth ceiling and UPVC double glazed window to side/rear.

Bedroom Three

15' 11" max x 9' 6" max (4.85m max x 2.90m max)

Two radiators. coving to textured ceiling and two UPVC double glazed windows to the front.

Bedroom Four

12' 6" x 10' 11" (3.81m x 3.33m)

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bathroom

Fully tiled and comprising of a three piece to include bath with a central mixer tap over, wash hand basin with taps over and a WC with dual flush. Radiator, shaver light and point, coving to smooth ceiling with recess lighting and frosted UPVC double glazed window to the rear.

Shower Room

Comprising of a shower cubicle with a mains fed power shower fitted, radiator, coving to textured ceiling with extractor.

Outside

To the front of the property there is an extensive gravel ornamental front garden which can be used as off road parking for several vehicles. In turn this leads to the original garage which is fitted with a metal up and over door (the rear now converted to a utility and storage room. A paved path with gated access leads down the side into the rear garden.

The rear garden is laid to lawn with planted side borders and decked seating/entertaining area and a covered paved patio area. External plug sockets, outside tap and two timber built sheds. The garden is surrounded by a timber built fence.

Shed One

10' 4" x 7' 4" (3.15m x 2.24m)

Power, lighting and double doors to entrance

Shed Two

Shed Two

7' 4" x 6' 6" (2.24m x 1.98m)

Power, lighting with stable door







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

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Property Ref: WRN305400 - 0004

Tenure: Freehold

EPC Rating: C

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