

for sale

guide price **£325,000- £350,000**



Abbots Drive Crowland PETERBOROUGH PE6 0BT

GUIDE PRICE £325,000 - £350,000

A great opportunity to purchase this lovely family property in the heart of Crowland. Boasting five bedrooms, plenty of parking and well maintained extensive gardens. Only by viewing can one appreciate the opportunity that this house has to offer.



Abbots Drive Crowland PETERBOROUGH PE6 0BT

Entrance Porch

Half glazed patterned UPVC door with matching windows either side into an entrance porch. quarry tiled flooring, textured ceiling and a fully glazed patterned door with matching windows either side into the main entrance.

Entrance

Radiator, telephone point, staircase to first floor landing, coving to smooth ceiling and doors off onto kitchen and lounge.

Lounge Area

14' 11" x 12' 4" (4.55m x 3.76m)

Radiator, TV and telephone points, open fireplace with feature surround, coving to smooth ceiling with ceiling centre rose and UPVC double glazed window to the front. Open archway through to the dining area.

Dining Area

11' 7" x 9' 10" (3.53m x 3.00m)

Radiator, coving to smooth ceiling with ceiling centre rose, doors off onto the kitchen and double glazed patio doors into the conservatory.

Conservatory

11' 8" x 8' 8" (3.56m x 2.64m)

Constructed of a UPVC base with UPVC double glazed windows surround, peaked poly carbonate roof and UPVC double glazed French doors leading out to the rear garden.



Kitchen

9' 8" x 8' 4" (2.95m x 2.54m)

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with extractor hood above, space for a three quarter standing fridge freezer, ceramic tiled flooring, door into a walk in storage cupboard (4'5 x 4'2 with power and lighting), textured ceiling, UPVC double glazed window to the rear and an archway through to the utility.

Utility

8' x 5' 10" (2.44m x 1.78m)

Radiator, worktops, plumbing for washing machine and space for a further appliance. Ceramic tiled flooring continuous from the kitchen, textured ceiling and a fully glazed patterned UPVC door with patterned UPVC window into the rear garden. Door through to cloakroom.

Cloakroom

Comprising of a WC and wash hand basin with taps over and tiled splashbacks. Radiator, ceramic tiled flooring continuous from the utility, textured ceiling with recess sensored light and a patterned UPVC double glazed window to the side.

First Floor Landing

Coving to smooth ceiling with access to loft, doors off onto bedrooms, bathroom and shower room.

Master Bedroom

14' x 11' (4.27m x 3.35m)

Radiator, TV point, fitted wardrobes with hanging rail and shelving, smooth ceiling and UPVC double glazed window to the front.

Bedroom Two

12' 7" x 11' max (3.84m x 3.35m max)

Radiator, TV point, door into storage cupboard with shelving, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

13' 7" x 8' (4.14m x 2.44m)

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

Bedroom Four

8' x 7' (2.44m x 2.13m)

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

Bedroom Five / Study

7' 8" x 7' 5" (2.34m x 2.26m)

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

Family Bathroom

Being fully tiled and comprising a three piece suite to include bath with mixer tap and shower attachment, a wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling, sensored light and patterned UPVC double glazed window to the rear.

Shower Room

Comprising of a shower, ceramic tiled flooring, radiator, textured ceiling with recess lighting, extractor and sensored light

Outside

To the front of the property is a lawned front garden with established planted side borders. A crazy paved driveway provides off road parking for several vehicles which in turn leads to the garage. Side gated access to the rear garden.

The extensive rear garden is laid to lawn with mature and established side borders, plus a crazy paved patio area. Outside light, tap, external plug sockets and greenhouse. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over 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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305237 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/WRN305237



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk