



Connells

Plank Drove
Crowland Peterborough

Plank Drove Crowland Peterborough PE6 0BY

for sale guide price
£500,000



Entrance Hall

19' 4" x 4' 10" Plus staircase (5.89m x 1.47m Plus staircase)

Half glazed patterned double glazed door into the entrance hall. Radiator, staircase to first floor landing with understairs storage cupboard. Karndean flooring, coving to smooth ceiling with mains recess lighting and doors off onto lounge, kitchen/diner and wet room.

Wet Room

7' 3" x 6' 8" (2.21m x 2.03m)

Comprising of a three piece suite to include shower area with mains fed shower fitted & rainfall head and detachable hose, a wash hand basin with mixer tap over and a WC with dual flush. Shaver point & mirror, heated towel rail, shaver point, smooth ceiling with recess lighting & extractor.

Lounge

19' 3" Plus bay x 15' 4" max (5.87m Plus bay x 4.67m max)

Two double radiators, TV point, multi burner with paved hearth and oak mantle & coving to smooth ceiling with recess lighting. Two UPVC double glazed window to side & UPVC double glazed box bay window to front.

Kitchen / Diner

17' 10" x 14' 11" (5.44m x 4.55m)

Comprising a range of matching fitted wall and base level shaker style units with kick board lighting & two glass fronted display units, worktops with splashbacks and a one and a half single drainer sink with mixer tap over to include a hot water tap. Two NEFF ovens with open and under doors, oversized Bosch four ring induction hob with extractor. Integral AEG dishwasher and full size fridge & freezer. Double & single radiators, LVT flooring, coving to smooth ceiling (part

vaulted) with recess lighting & two Velux skylights. UPVC double glazed window & UPVC French doors into rear garden and doors into utility room & garden/sun room.

Garden Room / Sun Room

13' 4" x 11' 4" (4.06m x 3.45m)

Double radiator, TV point, Laminate flooring, UPVC B-Fold doors into garden, pitched roof with exposed woodwork/beams & two Velux skylights.

Utility Room

9' 9" x 7' 1" (2.97m x 2.16m)

Comprising a range of matching wall & base level shaker style units, one and a half single drainer porcelain sink with mixer tap over worktop splashback & matching worktop, plumbing for a washing machine and space for a tumble dryer/further appliance. Radiator, LVT flooring continues from the kitchen/diner. Coving to smooth ceiling & UPVC double glazed window to rear with a half glazed UPVC door to side. Doors into garage & study.

Study

9' 10" x 7' 4" (3.00m x 2.24m)

Double radiator, telephone point, laminate flooring, coving to ceiling and UPVC double glazed window to rear.

First Floor Landing

Galleried style landing with two UPVC double glazed windows to front overlooking open farmland, Door into airing cupboard housing the cylinder water tank with slatted shelving, radiator, coving to smooth ceiling with recess lighting, access to loft and mains fed smoke alarm. Doors off onto bedrooms and bathroom.



Bedroom One

10' 5" x 10' 4" (3.17m x 3.15m)

Double radiator, TV point, laminate flooring, coving to smooth ceiling, UPVC double glazed window to front and doorway into dressing room.

Dressing Room

8' 4" x 7' 4" (2.54m x 2.24m)

Double radiator, laminate flooring continues from the bedroom, door into fitted storage cupboard with shelving, coving to smooth ceiling with recess lighting & patterned UPVC double glazed window to side. Door into en-suite.

En-Suite

8' 3" max x 6' max (2.51m max x 1.83m max)

Being fully tiled to walls and floor and comprising of a three piece suite to include a shower cubicle with mains fed shower, rainfall head & detachable hose. A wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, radiator, smooth ceiling with recess lighting & extractor and UPVC double glazed window to rear.

Bedroom Two

18' 10" max x 10' 10" max (5.74m max x 3.30m max)

Agents note - measurements do include the en-suite) Two double radiators, laminate flooring, coving to smooth ceiling, Two UPVC double glazed window to rear and door into en-suite.

En-Suite

Comprising of a three piece suite to include a shower cubicle with mains fed shower. A wash hand basin with mixer tap over and a WC with dual flush. Radiator, shaver point & mirror, coving to smooth ceiling with recess lighting & extractor and patterned UPVC double glazed window to side.

Bedroom Three

15' 3" plus recess x 10' 8" (4.65m plus recess x 3.25m)

Double radiator, TV point, laminate flooring, door into storage cupboard with shelving, coving to smooth ceiling and two UPVC double glazed window to front.

Bedroom Four

12' 3" plus recess x 10' 7" (3.73m plus recess x 3.23m)

Double radiator, TV point, laminate flooring, coving to smooth ceiling and UPVC double glazed window to side.

Bathroom

8' 4" x 6' 5" (2.54m x 1.96m)

Comprising of a three piece suite to include a Jacuzzi bath with mixer tap over and shower attachment, a wash hand basin with mixer tap over with tiled splashbacks set within a vanity unit and a WC with dual flush. Radiator, ceramic tiled flooring, coving to smooth ceiling with recess lighting & extractor and circular featured port hole to rear.

Outside

To the front of the property is an extensive graveled driveway providing off road parking for several vehicles which in turn leads to the garage with privacy hedging, Gated access to rear and a further double gated access to side.

The rear garden is laid to lawn with a paved patio area. The garden is surrounded by a timber built fence and hedging with views of open countryside. Outside tap & lights.

Garage

19' max x 16' 10" max (5.79m max x 5.13m max)

(Agents note - Measurements are max as they do include the installed wet room) Power & lighting & electric roller shutter door.

Office/Gym

15' 8" x 9' 7" (4.78m x 2.92m)

Power & lighting with UPVC French doors with matching windows either side.









Ground Floor

First Floor

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 Council Tax Band: E

Tenure: Freehold

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