



## 38 REFORM STREET CROWLAND, PE6 0AN

£895 PER MONTH

Welcome to this charming detached house on Reform Street in the picturesque village of Crowland. This delightful property, built in 1850, boasts a generous 1,389 sq ft of living space, perfect for a growing family.

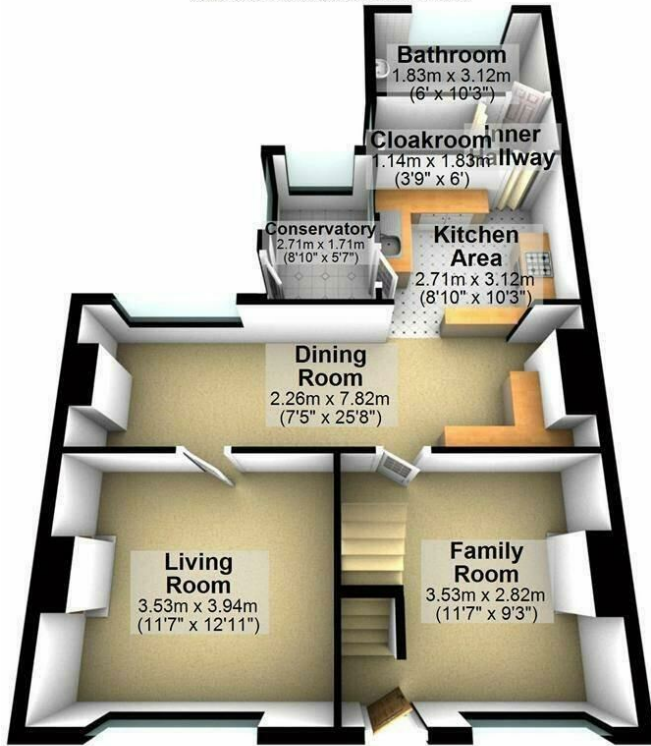
Upon entering, you are greeted by three inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The new extension room provides a modern touch to this historic home, adding versatility to the living space.

With four cosy bedrooms, there is plenty of room for the whole family to unwind and enjoy a peaceful night's sleep. The property also features a well-maintained bathroom, ensuring convenience for all residents.



### Ground Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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