



## 9 St. Guthlacs Close, Crowland, PE6 0ES

**£350,000**

- Fantastic size rear garden
- Popular Allison design layout
- Two reception rooms
- Ample off road parking
- Four good size bedrooms
- Set in a popular location of Crowland
- Potential to adapt
- Within easy access of schools and amenities

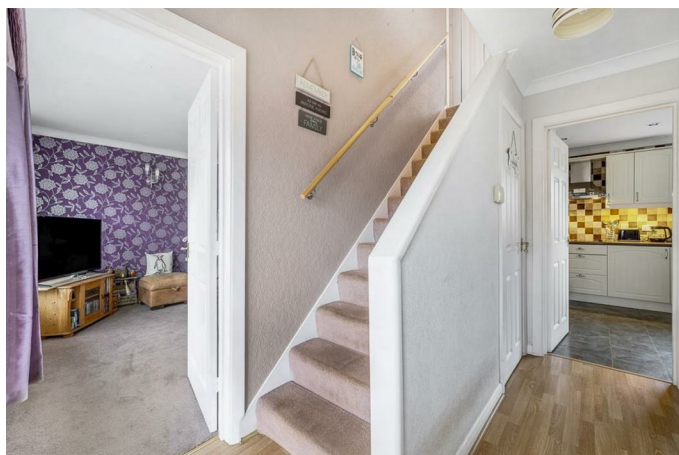


Situated on a fantastic plot, this Allison design home offers incredible potential to make it truly your own. Located in a highly sought-after part of Crowland, the property is within walking distance of the local school and the historic Abbey.

The layout is a long time favourite, with a naturally flowing floorplan that includes two spacious reception rooms and a sociable kitchen, ideal for family life or entertaining. Upstairs, you'll find four generously sized bedrooms, perfect for a growing household.

The real highlight, however, is the large garden. Whether you're looking for plenty of space for children to play, or you have a passion for gardening, the outdoor area provides endless opportunities to create your dream setting. Don't miss out – book your viewing today!

#### **Entrance Hall 10'4" x 6'4" (3.17m x 1.95m)**



UPVC door to front with side panel. Laminate flooring. Understairs cupboard. Stairs to first floor landing. Radiator.

#### **Lounge 20'11" x 12'0" (6.40m x 3.66m)**



UPVC window to front. French doors with side panels leading to conservatory. Free standing fire with surround. Two radiators. Carpeted.

#### **Conservatory 10'6" x 10'5" (3.21m x 3.20m)**



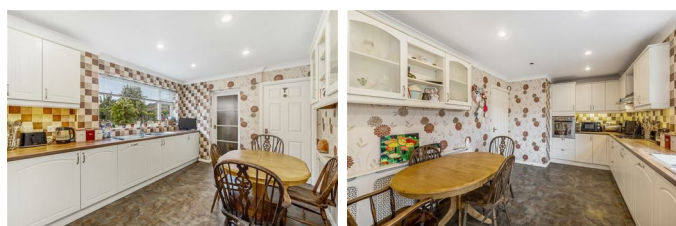
UPVC and brick construction with polycarbonate roof. Ceiling fan. Radiator. Laminate flooring. French doors leading to patio area.

#### **Dining Room 10'5" x 10'4" (3.20m x 3.15m)**



UPVC window to front. Radiator. Carpeted.

#### **Kitchen 10'0" x 17'1" (3.07m x 5.23m)**



UPVC window to rear. Matching base and eye level units with worktop over. Built in eye level oven. Electric hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Sink unit with drainer and mixer tap. Pantry cupboard with shelving. Radiator. Tiled flooring.

**Utility Room 6'6" x 8'1" (2.00m x 2.47m)**



UPVC window and door to rear garden. Radiator. Vinyl flooring. Base units. Space and plumbing for washing machine.

**Cloakroom**



UPVC window to side. Toilet. Wash hand basin. Radiator. Vinyl flooring.

**First Floor Landing 15'1" x 6'0" (4.61m x 1.83m)**



UPVC window to front. Loft access. Carpeted.

**Bedroom 1 10'3" x 12'0" (3.13m x 3.67m)**



UPVC window to front. Radiator. Carpeted. Built in storage.

**Bedroom 2 10'5" x 10'8" (3.19m x 3.27m)**



UPVC window to front. Radiator. Carpeted.



### Bedroom 3 10'5" x 12'1" (3.18m x 3.69m )



UPVC window to rear. Radiator. Carpeted.

### Bedroom 4 10'2" x 10'8" (3.11m x 3.27m)



UPVC window to rear. Radiator. Cupboard housing gas combination boiler. Carpeted.

### Bathroom 5'6" x 6'7" (1.68m x 2.02m)

UPVC window to rear. Bath with shower over and glass screen. Wash hand basin. Toilet. Vinyl flooring. Fully tiled walls. Radiator. Wood effect vinyl flooring. Extractor fan.

### Outside



Front: Block paved driveway with off road parking leading to the garage. Lawn area with bushes. Gated access to the rear garden.

Rear: The garden is enclosed by timber fencing. Patio areas and gravel areas. Pathway leading to lawn are with mature trees and fruit trees. Outside lighting. Green house. Garden shed. Pond. Concrete workshop.

### Garage 16'5" x 8'1" (5.02m x 2.47m)

Up and over vehicular door to front. Power and light connected. Pedestrian door leading to the rear garden.

### Property Postcode

For location purposes the postcode of this property is: PE6 0ES

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data. Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

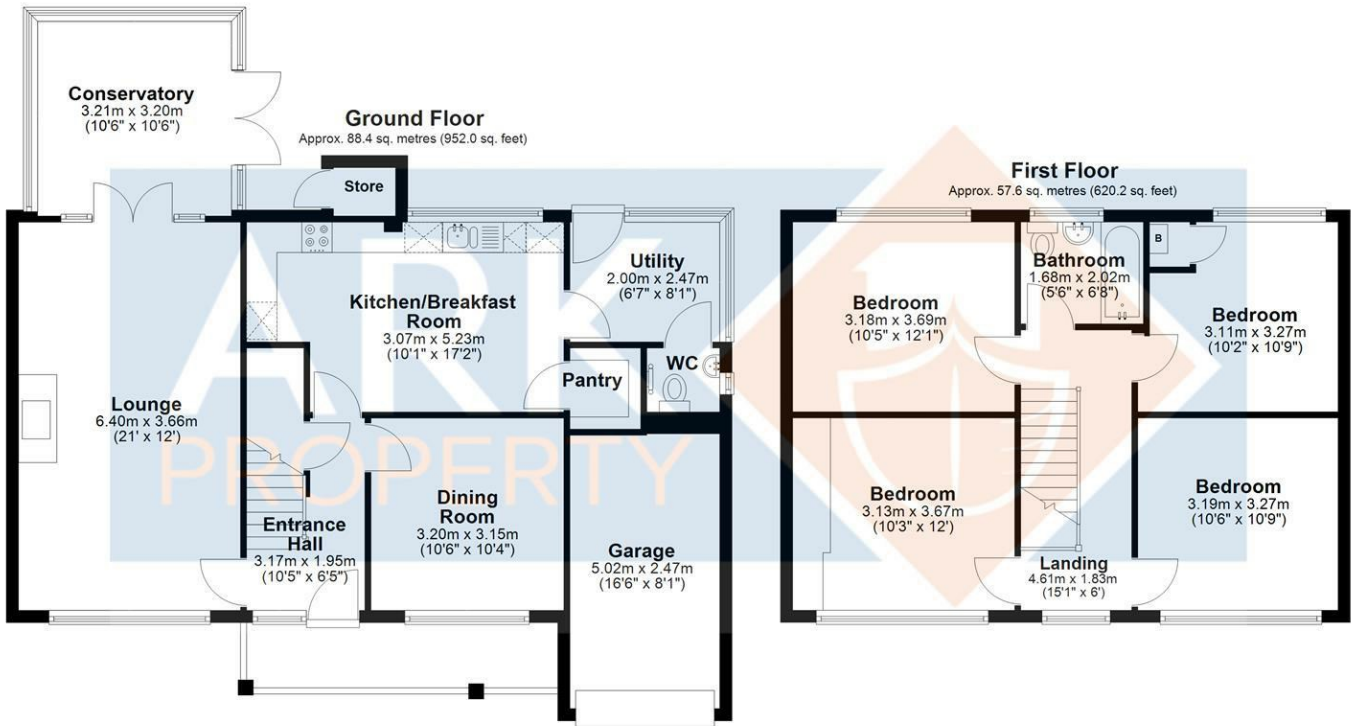
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



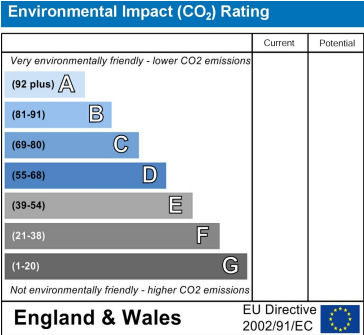
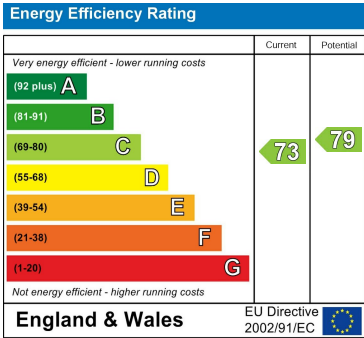
Total area: approx. 146.1 sq. metres (1572.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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