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## Grosvenor, 46 Broadway, Crowland PE6 0AW

**Guide Price £495,000 Freehold**

- 3 Bedrooms, En-Suite to Master
- 3 Reception Rooms
- Swimming Pool Complex
- Gated Off-Road Parking
- Viewing Recommended

Deceptively spacious and highly individual property situated in a central convenient location with delightful established grounds, swimming pool complex and range of outbuildings including workshop, snooker room and summerhouse.

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### **ACCOMMODATION**

Part glazed UPVC front entrance door to:

### **RECEPTION HALL**

22' 11" x 5' 11" (7.00m x 1.81m) overall including extensive range of fitted part shelved storage units with overhead store cupboards, doors arranged off to:

### **SITTING ROOM**

19' 5" x 18' 0" (5.92m x 5.49m) plus recess Timber effect laminate flooring, Georgian style UPVC windows to the front elevation, contemporary fireplace with pebble effect electric fire, coved and textured ceilings, 2 radiators, spiral staircase off, door with decorative insert opening into:



### **BREAKFAST KITCHEN**

12' 5" x 18' 1" (3.81m x 5.53m) plus recess 5'7" x 4'7" (1.72m x 1.41m), ceramic floor tiles, central island with store cupboards, wine rack, shelving and drawers, worktops with extensive range of fitted base cupboards and drawers beneath with decorative under lighters, matching eye level wall cupboards, end display shelf, Kenwood dual fuel Range style cooker with 6 burner gas hob and twin electric ovens, canopy style cooker hood, Camray central heating boiler, integrated dishwasher, cupboard housing refrigerator, UPVC window to the rear elevation, return door into the Reception Hall, half glazed door into:

### **DINING ROOM**

12' 7" x 10' 11" (3.84m x 3.34m) Ceramic floor tiles, UPVC window to the side elevation, pair of UPVC glazed French doors to the rear, coved cornice, 3 wall lights, ceiling light.

Also from the Kitchen half glazed door leading into:

### **FAMILY ROOM**

17' 0" x 11' 7" (5.20m x 3.55m) UPVC windows to the side and rear elevations, ceramic floor tiles, recessed ceiling lights, 3 radiators, storage cabinets, 2 wall lights, utility cupboard housing the washing machine and tumble dryer, glazed roof light.

From the Reception Hall doors are arranged off to:

### **BEDROOM 1**

12' 0" x 11' 11" (3.66m x 3.64m) Fitted 5 door wardrobe unit plus single wardrobes either side of the twin bed area, overhead storage cabinets, laminate flooring, radiator, ceiling light, UPVC window to the front elevation.

### **BEDROOM 2/DRESSING ROOM**

12' 4" x 6' 5" (3.77m x 1.97m) UPVC side window, laminate flooring, ceiling light, range of modern fitted furniture comprising multiple wardrobes and drawers.

### **BATHROOM**

11' 9" x 9' 4" (3.60m x 2.86m) minimum Panelled corner bath with hand grips and mixer tap, bidet, low level WC, independent shower cabinet, arch through to:

### **WASH ROOM**

8' 2" x 6' 0" (2.51m x 1.85m) Twin hand basins set within vanity unit with store cupboards beneath, obscure glazed window, coved cornice, ceiling light, built-in Airing Cupboard housing the insulated hot water cylinder and walk-in wardrobe with twin hanging rail.



From the Sitting Room an attractive metal spiral staircase leads to:

#### **FIRST FLOOR LANDING**

With loft access, wall light, door to:

#### **MASTER BEDROOM**

14' 6" x 15' 2" (4.43m x 4.64m) Laminate flooring, UPVC eyebrow window to the front elevation, Velux style roof light, radiator, fitted wardrobe, triple 3 drawer chest unit, restricted head height to some parts and arch to:

#### **EN-SUITE SHOWER ROOM**

8' 1" x 2' 5" (2.48m x 0.75m) Shower cabinet with Opus shower, pedestal wash hand basin, low level WC, fully tiled wall, ceiling light.

#### **POOL COMPLEX**

25' 11" x 44' 3" (7.9m x 13.5m) Rendered brick and tiled single storey structure in the rear corner of the garden.

Heated swimming pool 6ft at the deep end and 3ft at the shallow end with roman steps and aluminium ladder. Main area of the pool is approximately 9m x 4.5m. The room has lighting, non-slip flooring, retractable cover, sliding patio doors to the front, air conditioning unit and an adjacent changing/shower area with patio doors.

#### **CHANGING AREA**

7' 11" x 6' 3" (2.42m x 1.91m) Ceiling light, door through to:

#### **SHOWER ROOM**

5' 7" x 5' 3" (1.72m x 1.61m) Shower cabinet with Triton shower, low level WC, obscure glazed window, ceiling light.

Internally at the rear of the Pool Room there is a glazed door opening into the:

#### **SNOOKER/GAMES ROOM**

25' 11" x 17' 0" (7.9m x 5.2m) Ceiling lighting, wall lights, electric storage heater, dado rail, full sized snooker table and corner bar area.



### **SUMMER HOUSE**

11' 3" x 8' 3" (3.45m x 2.52m) maximum

### **RENDERED BRICK AND PAN TILED OUTBUILDING**

25' 2" x 12' 2" (7.68m x 3.71m) internal Included shelved workshop/store, Belfast sink with hot and cold water supply, Trianco Redfire oil fired central heating boiler, plant area for the swimming pool and integral gym area all included within the overall measurement.



### **EXTERNAL CLOAKROOM**

Low level WC and circular hand basin, UPVC external entrance door.

### **EXTERIOR**

The property occupies an extensive plot with delightful secluded gardens to the front, side and predominantly rear. The gardens have a Mediterranean feel with planters, various seating areas, a delightful, pillared pergola with paved patio and brick walls with raised planters etc. Vehicular access is along the neighbouring Hereward Lane through twin wrought iron gates to a block paved double width driveway/parking area.



### **SERVICES**

Mains water, electricity and drainage. Oil central heating. Separate three phase supply to the pool room and workshop etc





Awaiting floorplan

# THINKING OF SELLING YOUR HOME?

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## EPC RATING

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 33 F    |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**TENURE** Freehold

**SERVICES** see Note

**COUNCIL TAX** BAND D

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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**Ref: S11569**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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