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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



62 Reform Street, Crowland PE6 0AN

£134,000 Freehold

- Ideal First Time Buy
- Ideally Situated for Access to Peterborough
- 1 / 2 Bedrooms
- No Chain
- Viewing Recommended

Terraced cottage situated in popular location of Crowland. Accommodation comprising lounge, kitchen, bedroom, study/nursery and bathroom. Rear garden. No Chain.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Obscured UPVC double glazed door leading into:

LOUNGE

10' 9" x 11' 5" (3.29m x 3.48m) UPVC double glazed window to the front elevation, radiator, TV point, electric consumer unit board fitted into cupboard, staircase rising to first floor, opening into:

KITCHEN

7' 6" x 11' 2" (2.3m x 3.42m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitment, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, wall mounted Ideal gas boiler, space



for electric cooker, space for washing machine, inset stainless steel sink with taps.

REAR PORCH

UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, sliding French doors to the rear elevation.

From the Lounge the staircase rises to:

FIRST FLOOR LANDING

BEDROOM

10' 7" x 10' 10" (3.24m x 3.32m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, access to loft space, radiator, glazed door into:

STUDY AREA/NURSERY

6' 0" x 7' 6" (1.83m x 2.31m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BATHROOM

4' 8" x 7' 6" (1.43m x 2.29m) Obscured UPVC double glazed window to the rear elevation, textured ceiling, tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap.

EXTERIOR

Patio area, lawn, wooden garden shed. Right of way over the rear.

DIRECTIONS

From Spalding proceed in a southerly direction along the A1073 Peterborough Road and continue for around 9 miles to Crowland. Follow the by-pass taking the last of the turnings towards Crowland along Peterborough Road continue to the end and Reform Street is turning off.



While every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the plans. The plans are for illustrative purposes only and should be used as a guide only. The purchaser must satisfy themselves of these by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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: S11730

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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