



12 Woodroffe Drive

Crowland PE6 0GP

£220,000



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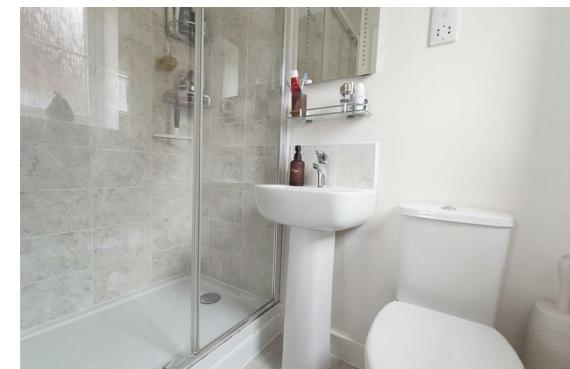
Immaculate throughout we recommended viewing this modern semi detached house which enjoys easy access to the Town Centre and the A16 Spalding to Peterborough Road. A popular design by Ashwood Homes the property offers an ideal first time buyer or investment purchase.

With gas radiator heating and PVCu double glazing the property comprises; Entrance Hall with stairs to the first floor Landing, comfortable Lounge leading through to a fitted and well equipped Kitchen Diner. There is a Cloakroom W.C off the Kitchen.

The Landing leads to two double Bedrooms, both with Ensuites, whilst outside are gardens front and rear, off road parking for two vehicles and a E.V. charging point.

Tenure Freehold
Council Tax A





Entrance Hall
Stairs to the first floor Landing, door to

Lounge
17'2" x 9'6" max (5.24m x 2.90m max)

Kitchen Diner
13'6" x 8'9" (4.14m x 2.67m)
Fitted with a range of base and eye level kitchen units with integrated electric oven, induction hob and hood above. Built in dishwasher, fridge/freezer and plumbing for a washing machine. PVCu French doors to the rear garden.

Cloakroom W.C.

Landing
Doors to

Bedroom 1
13'6" x 8'9" (4.14m x 2.68m)
Door to

Ensuite Shower Room

Bedroom 2
13'6" x 8'8" max (4.14m x 2.65m max)
Built in storage/boiler cupboard, door to

Ensuite Bathroom

Outside
To the front of the property is an open plan garden with decorative granite bed, side positioned parking for two vehicles with an EV point. Gated side access leads to an enclosed rear garden mainly laid to lawn with a good size patio seating area and shrub borders

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

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