

for sale

offers in excess of **£230,000**



## Broadway Crowland Peterborough PE6 0BH

A PERFECT BLEND of old and new located in the heart of Crowland and with local amenities on its doorstep. The property has been lovingly maintained by its current owner. Call us for full details and to book your viewing 01733 579412



# Broadway Crowland Peterborough PE6 0BH

## Entrance Hall

Half glazed patterned UPVC door into the entrance. Ceramic tiled flooring, radiator, telephone point, staircase to first floor landing with an understairs storage cupboard, coving to smooth ceiling, UPVC double glazed window to the front and doors off onto dining room/bedroom, kitchen and cloakroom.

## Cloakroom

Being half tiled with ceramic tiled flooring. Comprising of a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, double doors into a boiler cupboard housing the gas boiler which services the hot water and central heating system, there is also slatted shelving and space which the current owner uses to house a tumble dryer. Coving to textured ceiling and patterned UPVC double glazed window to the rear.

## Dining Room/Bedroom Four

11' 6" x 11' 2" ( 3.51m x 3.40m )

Radiator, laminate flooring, coving to smooth ceiling and UPVC double glazed window to the front.

## Kitchen

16' 8" x 7' 7" ( 5.08m x 2.31m )

Comprising a range of matching wall and base level units, worktops and Lamona one and a half single drainer sink with a mixer tap and worktop splashback. Space for a range style cooker ( the five ring range could be purchased under separate negotiation), splashback and stainless steel extractor. Integral washing machine and dishwasher, coving to smooth ceiling, UPVC double glazed window to the side and an archway through to the breakfast area.



### **Breakfast Area**

7' 3" x 6' 9" ( 2.21m x 2.06m )

Radiator, breakfast bar, coving to smooth ceiling, half glazed UPVC door and UPVC window into the rear garden.

### **Lounge**

16' 8" x 10' 6" ( 5.08m x 3.20m )

Radiator, two TV points, laminate flooring, coving to smooth ceiling, UPVC double glazed French doors with matching windows either side into the rear garden.

### **First Floor Landing**

Radiator, coving to smooth ceiling with recess lighting and loft access, patterned UPVC window to the side, doors off onto bedrooms and bathroom.

### **Master Bedroom**

15' 3" max x 11' 6" max ( 4.65m max x 3.51m max )

Radiator, laminate flooring, coving to smooth ceiling, two UPVC double glazed windows to the rear and door through to the en-suite.

### **En-Suite**

Being fully tiled and comprising of a shower area with a mains fed shower, wash hand basin with a mixer tap over and set within a vanity, WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the side.

### **Bedroom Two**

11' 5" x 7' 11" ( 3.48m x 2.41m )

Radiator, coving to smooth ceiling and UPVC double glazed window to the front.

### **Bedroom Three**

14' 4" x 6' 1" inc stairwell ( 4.37m x 1.85m inc stairwell )

Radiator, smooth ceiling with further loft access and UPVC double glazed window to the front.

### **Family Bathroom**

Tiled to two walls with ceramic tiled flooring. Comprising a three piece suite to include bath with mixer tap over and a shower attachment, a wash hand basin with taps over and a WC. Heated towel rail, extractor, coving to smooth ceiling with recess lighting and a patterned UPVC double glazed window to the rear.

### **Rear Garden**

The garden is laid to lawn with a featured paved patio area & paved path leads to gated access to the driveway.

### **Outbuilding**

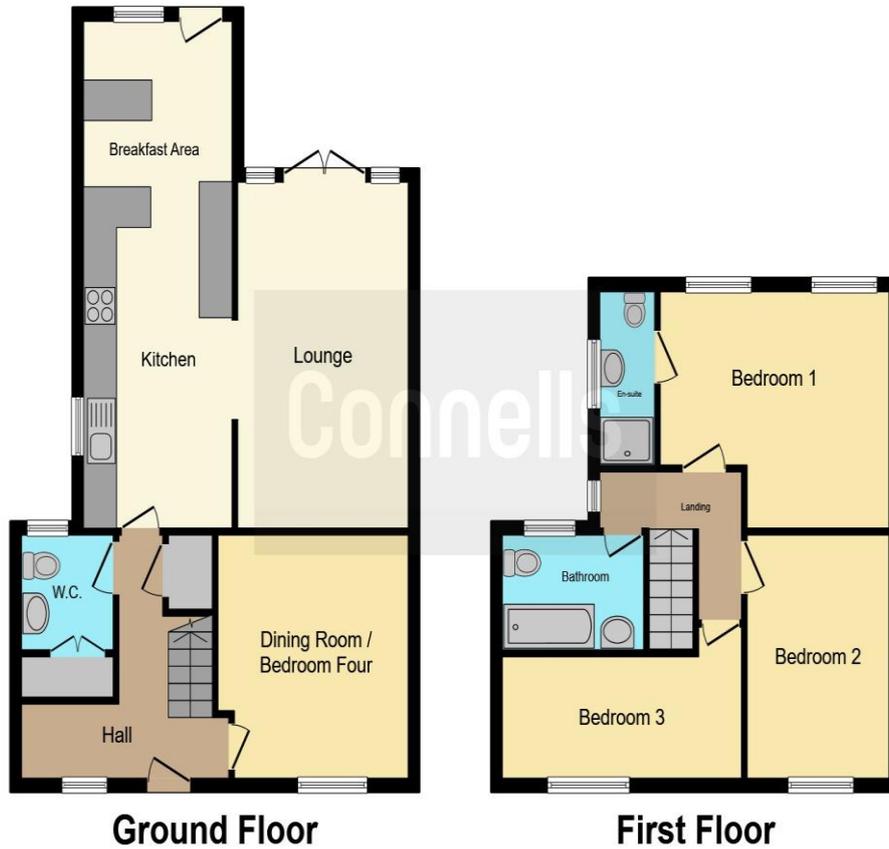
16' 6" x 12' 8" ( 5.03m x 3.86m )

With two stable doors, power and lighting connected and two frosted UPVC double glazed windows to the rear.

### **Gated Driveway**

A gravel driveway which provides off road parking and has double gated access.





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Property Ref: WRN305593 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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