



5 Spencer Road  
Crowland PE6 0FL  
£260,000

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## 5 Spencer Road Crowland PE6 0FL

Set on the edge of Crowland and with easy access to the A16 Spalding to Peterborough Road, this well presented semi detached house is only a short drive from the town centre with its many amenities and historical landmarks. With a zonal gas radiator heating system and PVCu double glazing the property is the ideal family home.

The accommodation comprises; Entrance Hall with the stairs to the first floor, comfortable Lounge, fitted Kitchen Diner and Cloakroom W.C.

The Landing leads to a Main Bedroom with an Ensuite and two further Bedrooms along with a Family Bathroom.

Outside are gardens front and rear with off road parking for two vehicles, the rear garden also has a covered entertainment bar ideal for a family get together or bar-b-cue. Viewing is recommended.

Council Tax B  
Tenure Freehold  
Estate Charges Payable





Entrance Hall  
Stairs to the first floor, door to

Lounge  
16'6" x 12'5" max (5.04m x 3.81m max)

Kitchen Diner  
16'0" x 9'4" (4.88m x 2.87m)  
Fitted with an extensive range of kitchen units comprising; base and eye level storage units, integrated electric oven, induction hob and cooker hood above, fridge freezer, plumbing for a washing machine, dishwasher, French doors to the rear garden.

Cloakroom

Landing  
Airing cupboard, doors to

Bedroom 1  
9'11" x 9'7" (3.03m x 2.93m )  
Built in wardrobe, door to

Ensuite Shower Room

Bedroom 2  
9'6" mx x 9'6" mx (2.90m mx x 2.92 mx)

Bedroom 3  
8'6" x 6'2" (2.60m x 1.89m)

Family Bathroom

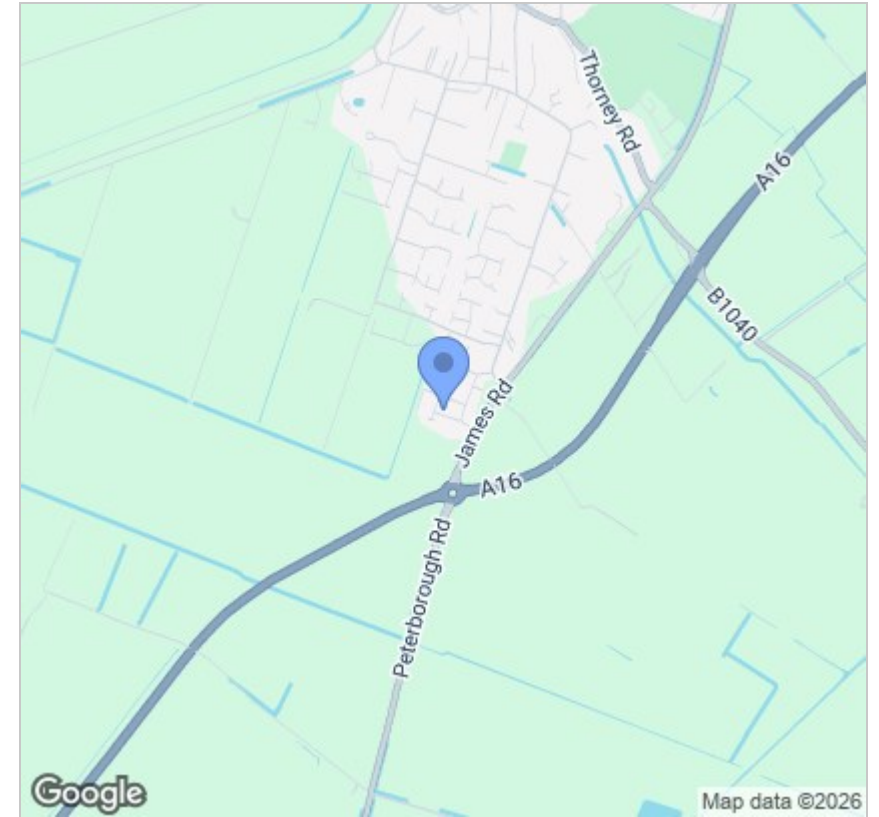
Outside  
To the front of the property is an open plan garden and a low decorative hedge. To the side is a driveway giving off road parking for two vehicles and gated access to the enclosed rear garden. Fully enclosed and laid to lawn the garden has a patio area and covered entertainment bar.



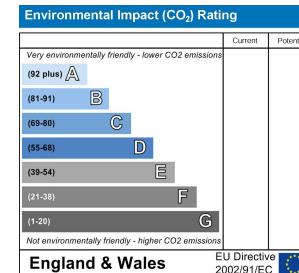
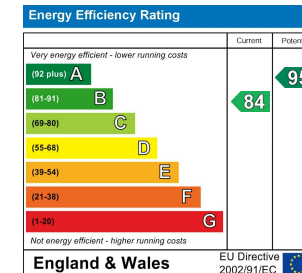
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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