



6 Jayne Gardens

Crowland PE6 0DH

Offers in the region of £330,000



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Brilliantly present detached house on Jayne Gardens, a very popular road in Crowland.

This well proportioned house comprises of;

Ground Floor- entrance hall, lounge with box bay window, kitchen/diner with double doors to the garden, utility room, w/c.

First Floor- landing with storage cupboard, three bedrooms, family bathroom, bedroom one benefitting from built in cupboard and an en suite shower room.

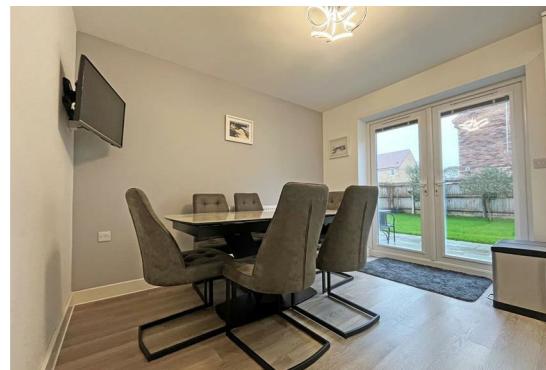
Outside- to the front of the property with low maintenance beds, driveway to the side leading to the single garage, side access. To the rear of the property, enclosed garden mainly laid to lawn and recently laid patio, hard standing to the rear of the garage, personal door to the garage.

This property is within easy reach of all Crowland has to offer and has to be viewed to be appreciated.

Tenure: Freehold

Council Tax Band: C

Service Charge: £300.00 P/A (TBC)





Ground Floor

Entrance Hall

Lounge

17'9" max x 13'1" max (5.42m max x 4.00m max)

Kitchen/Diner

18'3" max x 10'4" max (5.58m max x 3.17m max)

Utility Room

W/C

First Floor

Landing

Bedroom One

11'11" min x 10'4" min (3.65m min x 3.15m min)

En Suite

Bedroom Two

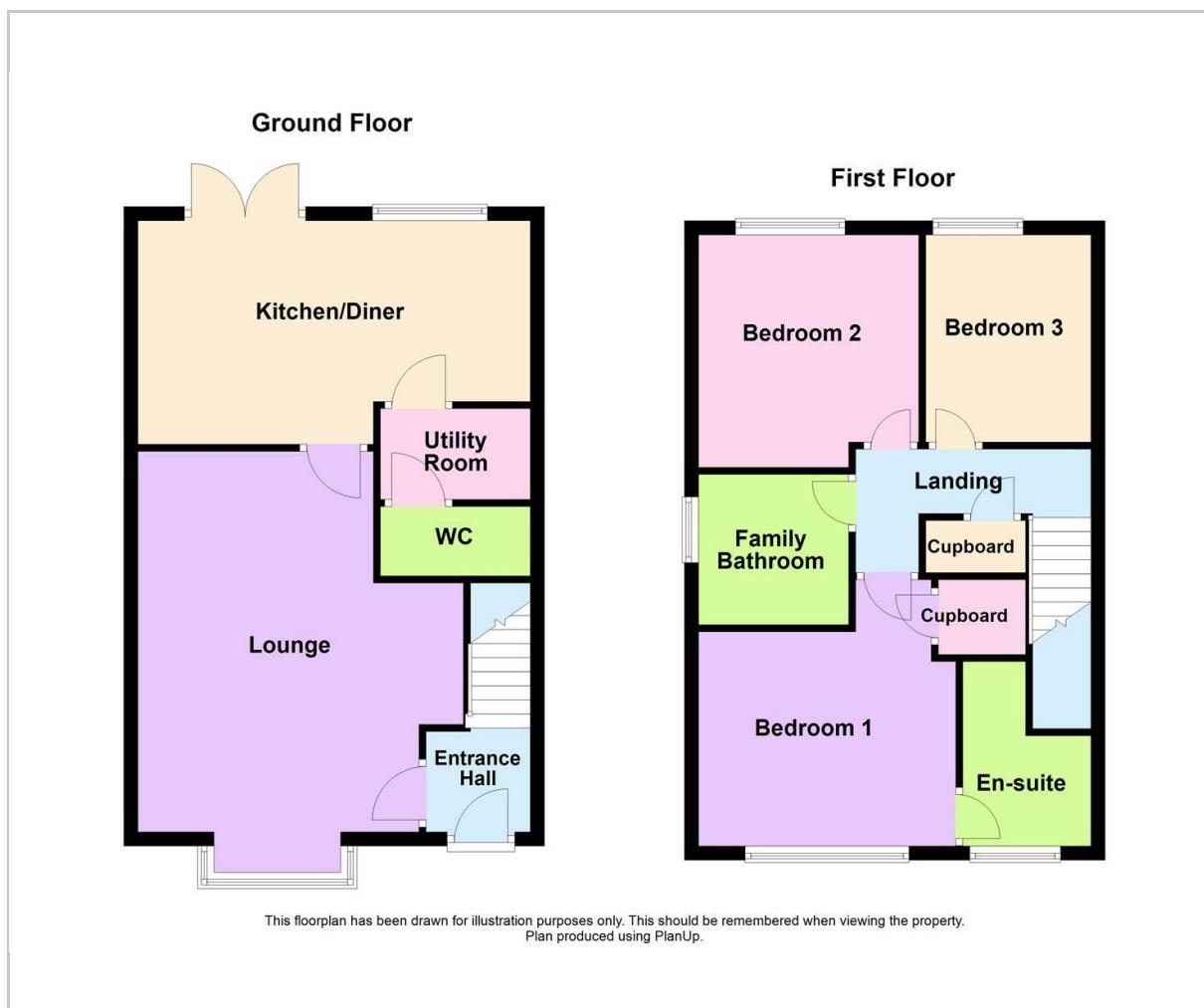
10'10" max x 10'4" max (3.31m max x 3.15m max)

Bedroom Three

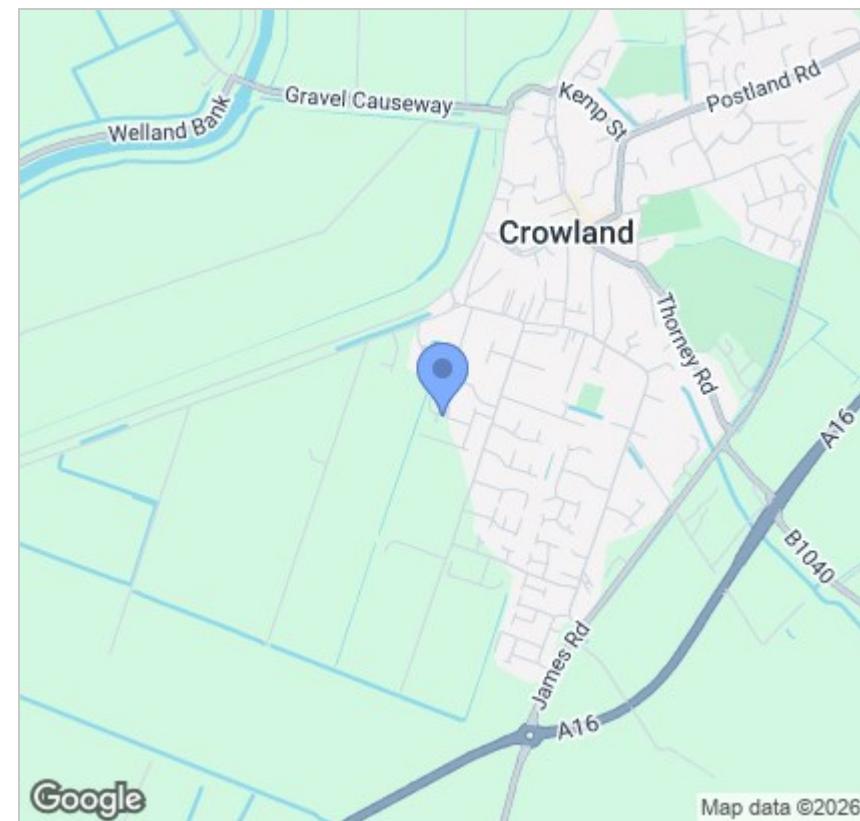
9'8" x 7'8" (2.96m x 2.35m)

Family Bathroom

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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