



5 Spencer Road
Crowland PE6 0FL
£254,800

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Perfectly positioned on the edge of the historic town of Crowland, with excellent access to the A16 linking Spalding and Peterborough, this beautifully presented three-bedroom semi-detached home offers the perfect blend of comfort, convenience and modern family living. Just a short drive from the town centre, you'll enjoy easy access to a range of everyday amenities, excellent local facilities and the towns renowned historic landmarks.

Beautifully maintained throughout, the property benefits from PVCu double glazing and zonal gas central heating, creating a warm and welcoming home that's ready to move straight into.

Stepping inside, the inviting entrance hall leads to a spacious and comfortable lounge, providing the perfect place to relax and unwind. To the rear, the stylish fitted kitchen/dining room offers an ideal space for family meals, entertaining guests or simply enjoying everyday life, while a convenient downstairs cloakroom completes the ground floor.

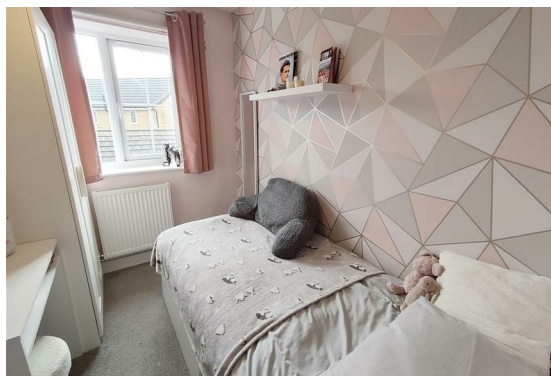
Upstairs, the landing leads to a generous master bedroom with its own en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom, making this an excellent home for growing families, first-time buyers or those looking for extra space.

Outside, the property continues to impress with attractive front and rear gardens and off-road parking for two vehicles. The enclosed rear garden is a real highlight, featuring a covered entertainment bar - the perfect setting for summer barbecues, celebrations with friends and family, or simply relaxing at the end of the day.

Offering stylish accommodation, excellent outdoor entertaining space and a superb location, this fantastic home is sure to appeal to a wide range of buyers. Viewing is highly recommended to fully appreciate everything it has to offer.

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

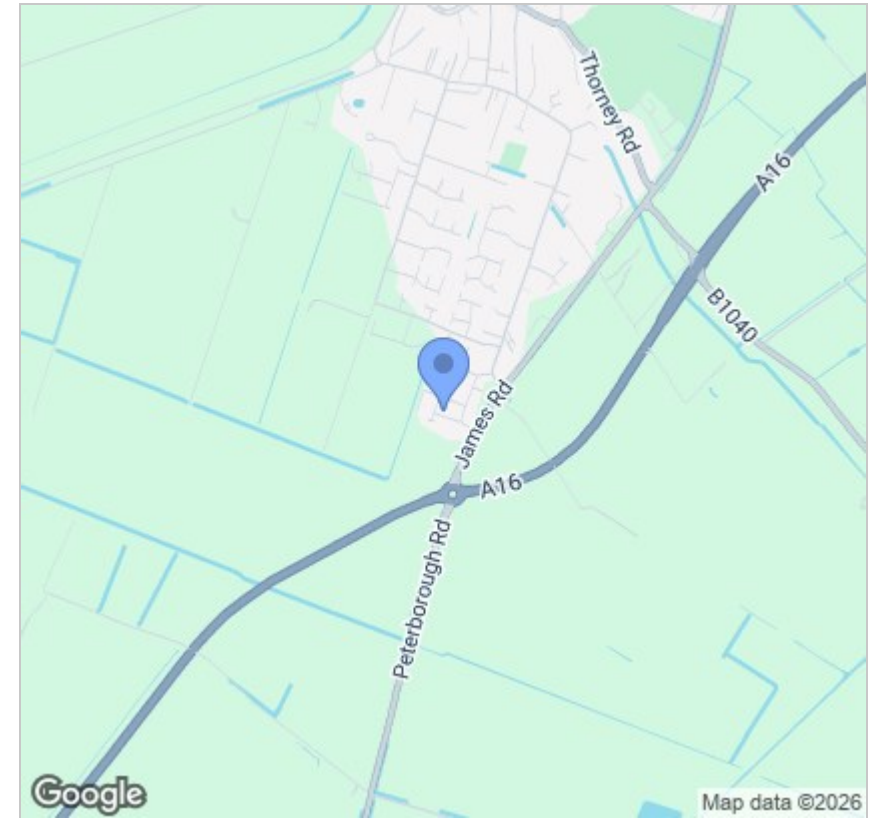
Outside
To the front of the property is an open plan garden and a low decorative hedge. To the side is a driveway giving off road parking for two vehicles and gated access to the enclosed rear garden. Fully enclosed and laid to lawn the garden has a patio area and covered entertainment bar.



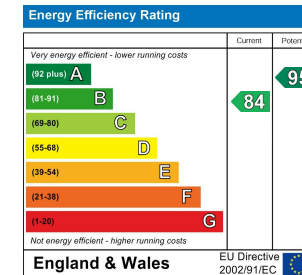
Floor Plan



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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