



18 Abbots Drive

Crowland PE6 0BT

Offers in excess of £380,000

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Ideal for an extended family or buyers that just need SPACE! This extended detached 'Alison' house is located at the end of a quiet Cul De Sac with ample off road parking in keeping with the number of people this spacious home could house. Extended, the property now offers an Annex which includes Lounge with a Kitchenette, double Bedroom and Bathroom. Only a few minutes drive from the centre of Crowland with its many amenities and historic landmarks the property enjoys easy access to the A16 Spalding to Peterborough Road and Market Deeping by the High Bank.

The main property comprises; Entrance Hall, Ground floor Bedroom with a spacious but, part finished Ensuite, well appointed Kitchen with a breakfast area, ground floor Shower Room, Study and very large Living/Family Room.

The first floor Landing leads to three good size Bedrooms and a family Bathroom.

Outside is a Garage, an enclosed rear garden with lawns and seating areas, lean to and a large storage/workshop.

Viewing is recommended to see how you would use the space.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor, doors to
Bedroom 1
12'3" min x 11'10" (3.75m min x 3.63m)
Fitted Wardrobes opening to

Unfinished Ensuite

Study
6'6" x 6'7" (2m x 2.01m)
Patio doors to the rear Garden

Kitchen Area
17'3" x 8'9" (5.27m x 2.68m)

Breakfast Area
13'9" x 5'8" (4.20m x 1.73m)

Shower Room

Living Family Room
25'11" x 18'1" (7.91m x 5.52m)
Bi-fold doors to the rear garden

First Floor Landing
Doors to

Bedroom 2
12'6" x 10'11" (3.83m x 3.35m)

Bedroom 3
12'4" max x 10'11" max (3.76m max x 3.33m max)

Bedroom 4
8'10" x 7'5" (2.70m x 2.28m)

Family Bathroom

Outside

To the front of the property is a blocked paved driveway leading to a single Garage. Gated side access leads to an enclosed rear garden laid mainly to lawn with a good size work/storage shed. There is a good size seating area outside the Bi-fold doors which carries on to a lean to by the annex.

Annex Lounge/Kitchenette Area
19'2"ax x 19'2" (5.85max x 5.85m)
Sliding Patio doors to the rear Garden, Fitted and well equipped Kitchenette area.

Bedroom
10'11" max x 10'10" max (3.33m max x 3.32m max)

Bathroom



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

