



56 Postland Road

Crowland PE6 0JB

£350,000



# 56 Postland Road

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Positioned on one of Crowlands most sought after roads this detached Bungalow which demands early viewing, is being sold with no onward chain. Close to public transport and only a short drive to the town centre the property also enjoys good access to the A16 Peterborough Spalding Road.

With gas radiator heating and PVCu double glazing the accommodation comprises; Entrance Hall, comfortable, double aspect Lounge, fitted Kitchen Breakfast Room with a spacious Utility Room, three Bedrooms and a re-fitted Shower Room.

Viewing is strongly recommended to appreciate the well presented accommodation being offered by this individually built property.

Tenure Freehold  
Council Tax B





Entrance Hall  
Doors to

Lounge  
19'11" x 11'10" (6.09m x 3.62m )  
Fitted gas fire, dual aspect windows.

Kitchen Breakfast Room  
11'10" x 10'5" (3.61m x 3.18m )  
Fitted with an attractive range of base and eye level units, integrated double electric oven, hob and hood above.

Utility Room  
10'2" x 8'7" (3.11m x 2.62m )  
Plumbing for a washing machine, door to the rear Garden

Bedroom 1  
11'10" x 11'10" (3.62m x 3.61m )

Bedroom 2  
11'10" max x 10'5" max (3.62m max x 3.18m max)  
Boiler Cupboard

Bedroom 3  
11'10" x 7'7" (3.61m x 2.32m )

Shower Room  
8'0" x 6'6" (2.45m x 2.00m )  
Low threshold shower enclosure, vanity hand wash basin, low level W.C

Outside  
To the front of the property is a gravel driveway and hardstanding giving ample off road parking and leading to a single Garage measuring 4.80m x 2.787m. The good size enclosed rear garden is laid mainly to lawn with a good size patio area.



## Floor Plan

## Area Map



## 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.



## Energy Efficiency Graph

A horizontal bar chart showing the environmental impact (CO2) rating for England & Wales. The y-axis represents the percentage of the population, ranging from 0% at the bottom to 100% at the top. The x-axis represents the CO2 rating, from 'Very environmentally friendly - lower CO2 emissions' on the left to 'Not environmentally friendly - higher CO2 emissions' on the right. The bars are color-coded: light blue for the top 92%, medium blue for 81-91%, dark blue for 69-80%, grey for 55-68%, and dark grey for the bottom 12%.

CO2 Rating Range	Percentage of Population	Rating
Very environmentally friendly - lower CO2 emissions	92 plus	A
(81-91)	81-91	B
(69-80)	69-80	C
(55-68)	55-68	D
(39-54)	39-54	E
(21-38)	21-38	F
(1-20)	1-20	G
Not environmentally friendly - higher CO2 emissions		