



2 Broadway  
Crowland PE6 0BJ  
£374,995

## 2 Broadway

### Crowland PE6 0BJ

Tastefully refurbished former mill character property on Broadway on the outskirts of Crowland.

This brilliant property comprises of; Ground Floor- re-fitted kitchen/breakfast room with utility room and side access. Separate dining room, inner lobby, cloakroom with boiler cupboard, lounge with ground floor access to the converted mill. Mill comprises of ground floor room with window and a feature front door, stair case to the first floor, first floor room has two windows and an impressive skylight.

First Floor- landing, three bedrooms and a re-fitted four piece bathroom with a free standing roll top bath, toilet, sink and a double shower cubicle.

Outside- the property is enclosed by a tree line and accessed through either the front pedestrian gate or the side vehicular access. Drive way offering parking for multiple vehicles leading to a single detached garage. The garden is mainly laid to lawn with a mixture of established plants, shrubs and trees. This wrap around garden is a great feature and give flexibility to its use.

This property gives a unique opportunity for someone to own this beautiful home. Benefitting from being offered with No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: C





**Kitchen/ Breakfast Room**  
14'0 max x 13'0 max (4.27m max x 3.96m max)

**Utility Room**  
5'05 x 4'0 (1.65m x 1.22m)

**Dining Room**  
11'07 x 11'02 (3.53m x 3.40m)

**Lounge**  
11'08 x 11'02 (3.56m x 3.40m)



**Mill Ground Floor**  
12'11 x 12'01 (3.94m x 3.68m)  
Measurement approximate due to shape

**Mill First Floor**  
10'10 x 10'04 (3.30m x 3.15m)  
Measurement approximate due to shape

**Cloakroom**

**Inner Lobby**

**Landing**

**Bedroom One**  
11'08 x 11'03 (3.56m x 3.43m)

**Bedroom Two**  
11'08 x 11'02 (3.56m x 3.40m)

**Bedroom Three**  
8'02 x 8'0 (2.49m x 2.44m)  
Restricted due to the boxing for the staircase

**Family Bathroom**  
11'02 max x 7'11 max (3.40m max x 2.41m max)



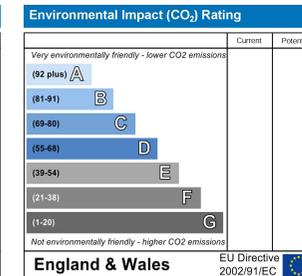
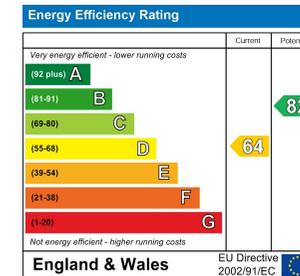
## Floor Plan



## 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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