



13 Spencer Road
Crowland PE6 0FL
£249,995

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Attractively presented by the current owner this modern semi detached house is located on the edge of Crowland with easy access to the A16 and the historic town centre. Enjoying a cul de sac position the property is close to a good size green area.

The accommodation offered comprises; Entrance Hall with stairs to the first floor, comfortable Lounge with an attractive media wall and good size, well appointed Kitchen Diner leading to convenient Cloakroom W.C.

The First Floor Landing leads to a Main Ensuite Bedroom, two further Bedrooms and a Family Bathroom.

Outside are attractive landscaped gardens front and back with off road parking for two vehicles.

Viewing of this attractive semi detached house is recommended.

Tenure Freehold
Council Tax B
Estate Charges Payable





Entrance Hall
Stairs to the first floor, door to

Lounge
16'6" x 12'5" max (5.05m x 3.81m max)
Attractive media wall, door to

Kitchen Diner
15'10" x 9'3" (4.83m x 2.82m)
Fitted with base and eye level kitchen units with an additional storage unit, fitted electric oven with an induction hob and hood above, integrated dishwasher, fridge freezer and plumbing for a washing machine. French door to rear garden, decorative wall panelling, door to

Cloakroom W.C

Landing
Doors to

Bedroom 1
9'10" x 9'4" min (3.02m x 2.87m min)
Built in wardrobe, door to

Ensuite Shower Room

Bedroom 2
9'6" max x 9'5" (2.91m max x 2.89m)

Bedroom 3
8'5" x 6'2" (2.59m x 1.89m)

Family Bathroom

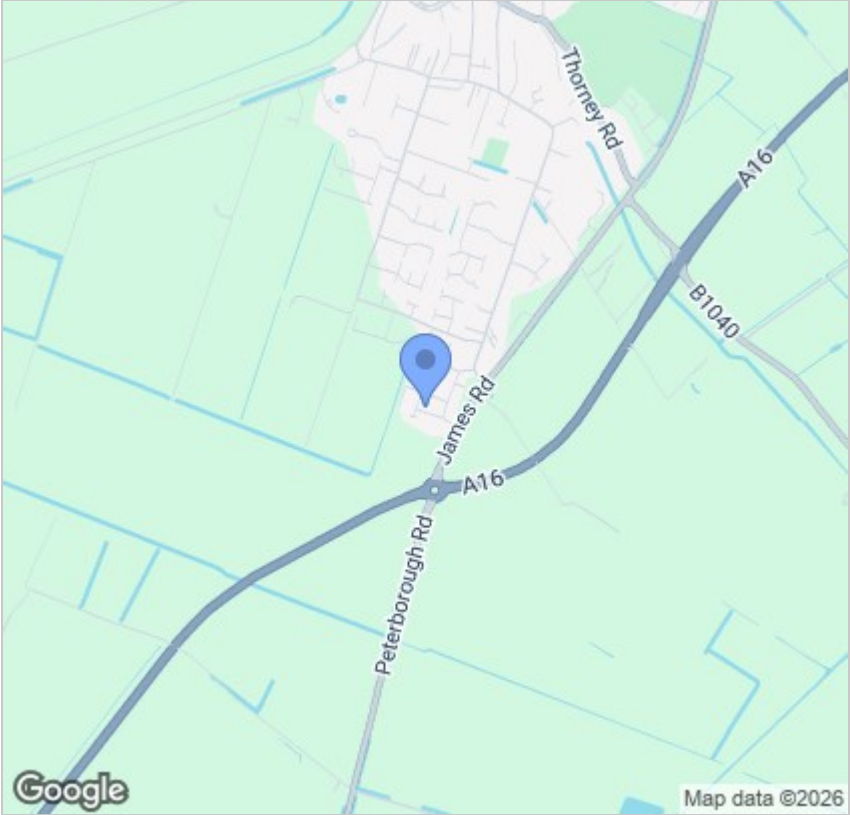
Outside
To the front of the property is an attractive pebble planter feature and pedestrian access to the front door. Gated side access leads to the rear garden from the off road parking for two vehicles. Fully enclosed the rear garden has been landscaped to include artificial grass, good size patio area and decking areas.



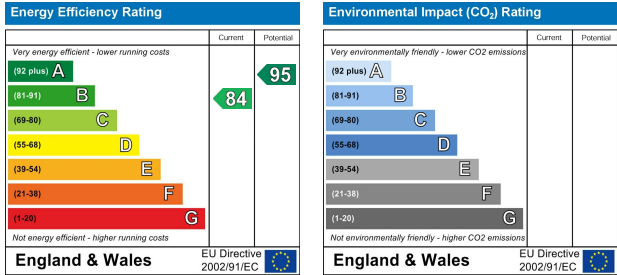
Floor Plan



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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