



3C East Street

Crowland PE6 0EN

Offers in the region of £315,000

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Only a short walk from the centre of Crowland this modern detached house is mingled amongst many historic buildings and landmarks such as the Trinity Bridge and the beautiful Crowland Abbey. With all the town centre amenities at your fingertips the property is located down a quiet access road.

The property is being sold with no onward chain and comprises; spacious Entrance Hall with stairs to the first floor, good size Lounge with access to the rear garden, fitted kitchen, ground floor Shower Room to compliment the Fourth Bedrooms unless being used as a Study/Dining Room.

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

Outside is off road parking to the front and an enclosed rear garden which enjoys a sunny aspect.

Tenure freehold
Council Tax C





Entrance Hall
Stairs to the first floor, storage cupboard, doors to

Lounge
20'7" max x 12'10" (6.29m max x 3.92m)
French Doors to the rear garden, decorative fire surround feature, opening to

Kitchen
9'9" x 9'4" (2.98m x 2.85m)
Fitted with base kitchen units with wood effect worktops above, plumbing for a washing machine, slip in electric oven with cooker hood above, door to rear.



Dining Room/Bedroom 4
12'4" + bay x 8'3" (3.78m + bay x 2.54m)
Bay window feature to front aspect.

Ground Floor Shower Room

Landing
Doors to

Bedroom 1
12'5" max x 10'7" max (3.80m max x 3.24m max)

Bedroom 2
10'7" min x 9'2" (3.24m min x 2.81m)

Bedroom 3
11'9" max x 7'10" max (3.60m max x 2.41m max)
Velux window to sloping ceiling.

Bathroom
8'4" x 7'11" (2.55m x 2.42m)
Velux window to sloping ceiling

Outside
To the front of the property is off road parking for at least two vehicles and an open plan front garden. Gated side access leads to an enclosed gravel and slabbed garden with a sunny aspect.



Floor Plan



Viewing

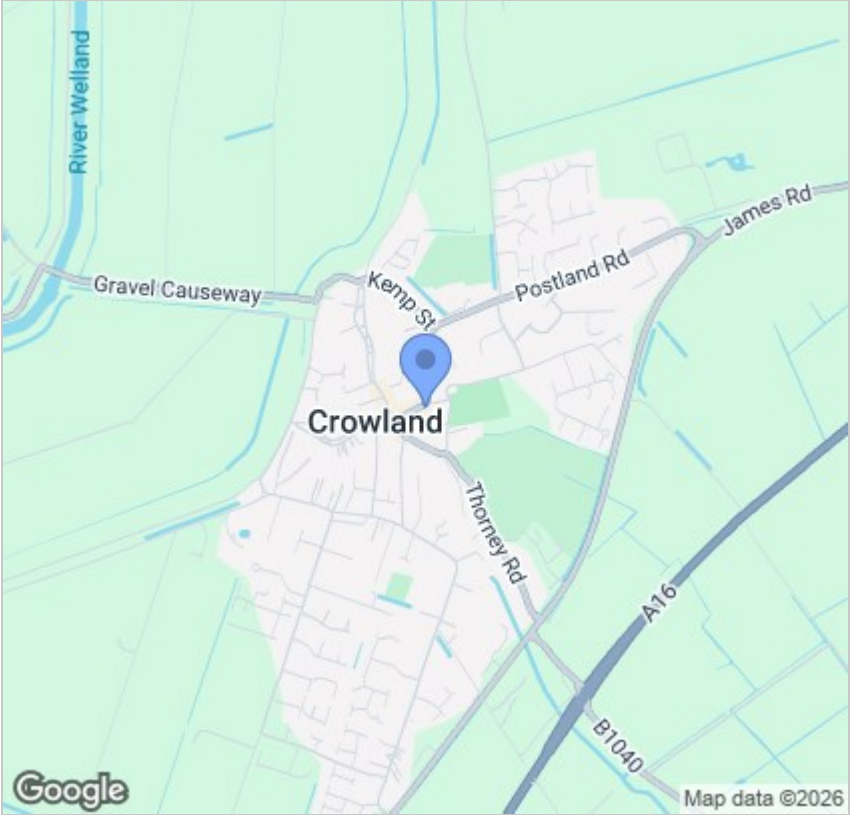
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

