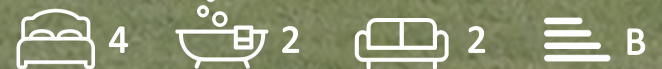




23 Spencer Road

Crowland PE6 0FL

Offers in excess of £375,000



23 Spencer Road Crowland PE6 0FL

An excellent opportunity to acquire a spacious and well-balanced detached family home, occupying a pleasant position overlooking green space and set at the end of a quiet cul-de-sac on the edge of Crowland. Offering four genuine double bedrooms, generous living accommodation and a double garage, this property is ideal for families seeking space, privacy and ease of access to Peterborough and surrounding routes.

The accommodation is arranged around a welcoming entrance hall with useful cloakroom, leading to a comfortable lounge with French doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A separate and larger-than-average dining room provides excellent space for entertaining or family meals.

To the rear of the property, the kitchen breakfast room forms the heart of the home, fitted with a comprehensive range of units and complemented by direct garden access — ideal for modern family life. A separate utility room adds valuable practicality and storage.

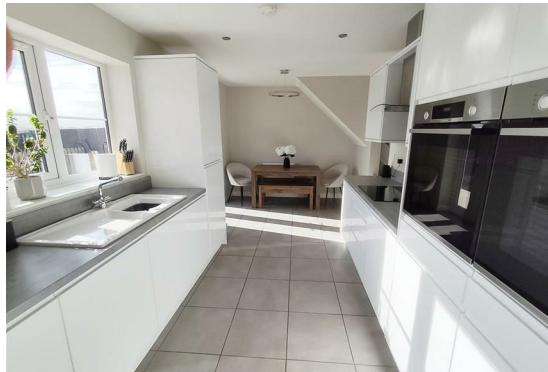
To the first floor, the property offers four well-proportioned double bedrooms, including a main bedroom with fitted wardrobes and en-suite shower room, along with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys ample driveway parking and a double garage, currently divided for flexibility but easily reverted if desired. The fully enclosed rear garden benefits from a sunny aspect, featuring a generous lawn, attractive extended tiled seating area and dedicated children's play space — perfect for families and summer entertaining.

Located within easy reach of Crowland town centre amenities, schools and recreational facilities, the property also enjoys excellent access to the A16, providing convenient routes to Peterborough and Spalding.

Early viewing is strongly recommended to appreciate the space, layout and family appeal this home offers.

Tenure Freehold
Council Tax D
Estate Charges Apply





Entrance Hall
Tiled flooring, stairs to the first floor, doors to
Cloakroom W.C
Accessible size room
Lounge
19'7" x 11'10" (5.99m x 3.61m)
PVCu French Doors to the rear Garden



Dining Room
11'8" min x 9'4" (3.57m min x 2.87m)

Kitchen Breakfast Room
17'6" max x 9'1" (5.34m max x 2.78m)
Fitted with an extensive range of base and eye level units, integrated twin eye level ovens, induction hob and hood above, dishwasher and fridge /freezer. Tiled flooring, PVCu French doors to the rear Garden.

Utility Room
9'0" x 5'2" (2.75m x 1.60m)
Plumbing for a washing machine, door to the rear,

Landing
Doors to

Main Bedroom
11'9" x 9'10" min (3.60m x 3.02m min)
Fitted wardrobes

Ensuite Shower Room

Bedroom 2
11'4" x 9'2" (3.47m x 2.80m)
View overlooking green area

Bedroom 3
9'2" x 8'3" (2.80m x 2.54m)

Bedroom 4
9'10" max x 9'6" (3.00m max x 2.91m)

Family Bathroom

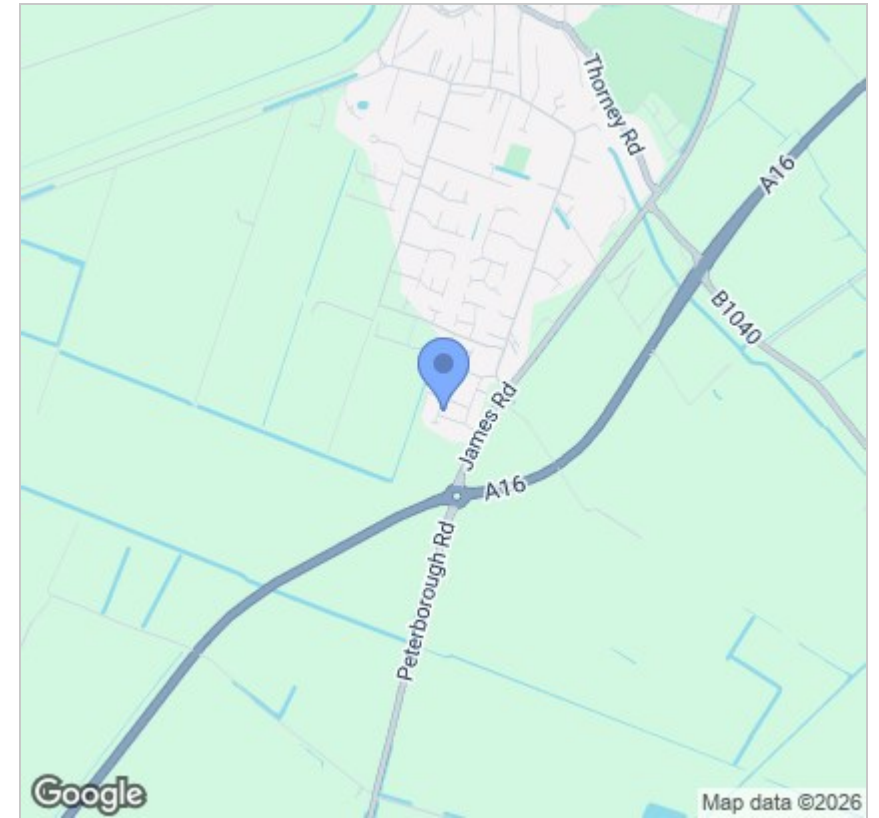
Outside
To the front of the property is an open plan garden laid to lawn overlooking a green area, to the side the good size driveway leads to a double width Garage with an additional up and over door to the rear garden. The Garage has power and light and is temporarily divided into two areas, The enclosed rear Garden has an attractive and extended tiled seating area to compliment its sunny aspect along with a lawn and mulched play area.



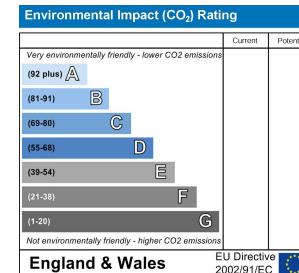
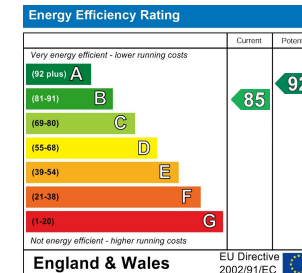
Floor Plan



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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