

**Firmin & Co.**  
**FOR SALE**  
Crowland Office  
01733 259995  
www.firminandco.co.uk

21 Ros Knight Gardens

Crowland PE6 0GY

Offers in the region of £259,700



## 21 Ros Knight Gardens

### Crowland PE6 0GY

Brilliantly presented property on Ros Knight Gardens, a popular & newer part of Crowland.

This property comprises of;

Ground Floor- entrance hall with cupboard, lounge with three windows giving the room a very light and airy feeling, kitchen/diner with under stairs cupboard and double doors to the garden.

First Floor- open landing, three good sized bedrooms and a family bathroom. Bedroom one benefitting from a built in wardrobe and an en suite shower room.

Outside- landscaped frontage with a lawned area, off road parking for two cars and side to the side of the property, an enclosed garden mainly laid to lawn and patio.

This property is within easy reach of amenities Crowland has to offer and good transport links. This property also benefits from being sold with No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: C  
Estate Charges Applicable



**Ground Floor**

Entrance Hall

Lounge

16'10" x 10'4" (5.15m x 3.17m)

Kitchen/Diner

16'10" x 9'5" (5.15m x 2.89m)

W/C

**First Floor**

Landing

Bedroom One

14'6" max x 9'5" max (4.42m max x 2.88m max)

En Suite Shower Room

Bedroom Two

10'5" max x 8'11" max (3.18m max x 2.73m max)

Bedroom Three

10'4" max x 7'6" max (3.17m max x 2.30m max)

Family Bathroom



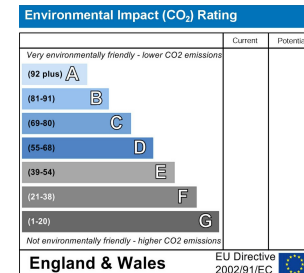
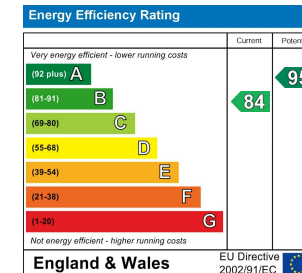
## Floor Plan



## 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.



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