



45 Thorney Road
Crowland PE6 0AL
£180,000

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Being sold with no onward chain this semi detached cottage enjoys easy access to the A16, town centre and Snowden Field. An ideal first time purchase or investment viewing of this spacious property is strongly recommended.

The property comprises of a Lounge and Dining areas, fitted Kitchen and good size Conservatory. There is also a ground floor Bathroom.

The Landing leads to a double Bedroom with an Ensuite Shower Room, there is a second Bedroom which overlooks the rear Garden

Outside to the front of the property is an open plan garden, side access and an enclosed rear garden with a storage shed.

Viewing is strongly recommended.

Council Tax A
Tenure Freehold





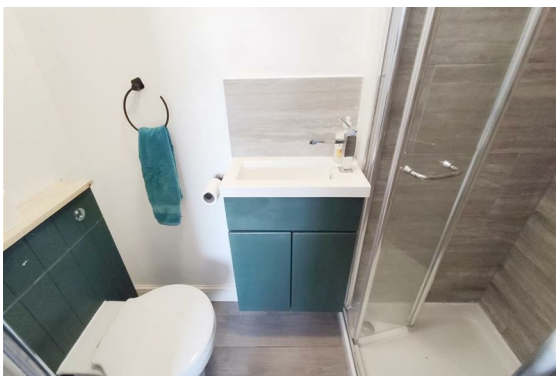
Lounge Area
 11'0" max x 10'10" (3.37m max x 3.32m)
 opening through to

Dining Area
 11'0" x 7'3" (3.37m x 2.23)
 Stairs to the first floor



Kitchen
 9'5" x 18'8" max (2.89m x 5.70m max)
 Fitted with a range of base and eye level kitchen units, double eye level electric oven, electric hob with hood above, plumbing for a washing machine, boiler cupboard, recess for fridge freezer, door to the side, French doors to

Conservatory
 9'3" x 8'8" (2.83m x 2.66m)
 PVCu French doors to the rear Garden.



Family Bathroom

Landing

Bedroom 1
 11'6" x 11'4" max (3.53m x 3.46m max)
 door to

Bedroom 2
 8'5" max x 7'5" max (2.59m max x 2.28m max)

Ensuite Shower Room



Outside

To the front of the property is an open plan garden and a side passage to the main entrance and gated rear access to the enclosed garden. Enjoying a high degree of privacy the rear garden has a storage shed and numerous shrubs.



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.

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



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Area Map



Energy Efficiency Graph

