



48 West Street  
Crowland PE6 OED  
£349,999

## 48 West Street Crowland PE6 0ED

Set in the heart of Crowland overlooking a green area synonymous with the town, this sympathetically maintained Cottage is being sold regrettably due to relocation and has had important structural maintenance carried out by the current owner. This attractive stone and brick dwelling offers unique and comfortable accommodation with yet more potential alterations possible to enhance the living experience to be enjoyed in this period property.

Immaculately presented the cottage comprises; Entrance Lobby with a convenient W.C Cloakroom. The Breakfast Room leads to a fitted Kitchen with views over the rear and side garden. There is a Lounge, good size Dining Room and a Study Room leading to what is currently a Store Room that would convert to a Sun Room.

The Landing has two storage cupboards and leads to a main Bedroom with built in wardrobes, There are three further Bedrooms and an attractive four piece Bath/Shower Room along with potential for an Ensuite off Bedroom Three.

Outside is a cottage garden, which is fully enclosed and enjoys a high degree of privacy. laid to lawn there is an outbuilding ideal for conversion to a studio or garden room.

Viewing is strongly recommended to appreciate the accommodation offered by this superbly maintained and presented property.

Tenure Freehold  
Council Tax B  
Schedule Of Works On Rightmove Page





Entrance Lobby

Cloakroom W.C

Breakfast Room

11'9" x 11'8" (3.60m x 3.58m)

Stairs to the first landing with a utility cupboard below. Character window feature, opening through to

Kitchen

12'6" x 12'0" (3.82m x 3.68m)

Fitted ceramic sink unit, base kitchen and drawer units with ceramic tiled splashback worktops.

Lounge

12'4" x 12'3" (3.77m x 3.75m)

Round stained glass window feature to the front aspect.

Dining Room

14'5" max x 12'4" max (4.41m max x 3.76m max)

Irregular shaped room, attractive fireplace feature.

Study

10'10" x 7'2" (3.32m x 2.196m)

opening through to the Breakfast Room, door to

Store Room

8'4" x 8'0" (2.56m x 2.45m)

Glass and brick construction ideal for conversion to a sun room, double door to the rear Garden.

First Floor Landing

Two storage cupboards, doors to

Bedroom 1

12'0" max x 10'10" (3.66m max x 3.30m)

Built in double wardrobe.

Bedroom 2

12'5" max x 11'11" max (3.81m max x 3.65m max)

Door to possible Ensuite

Potential Ensuite/Play Room

8'7" x 3'10" (2.62m x 1.18m)

Bedroom 3

12'4" max x 11'8" max (3.78m max x 3.58m max)

Irregular Shaped Room, built in wardrobes to one wall, connecting door to

Bedroom 4

10'9" x 11'0" (3.28m x 3.37m)

Door to first floor landing

Bath/Shower Room

11'1" x 5'10" (3.38m x 1.78m)

Fitted with an attractive Roll Top bath, shower cubicle, hand wash and low level W.C.

Outside

To the rear of the property is an enclosed cottage garden which enjoys a high degree of privacy, Laid to lawn there are floral borders, slatted seating area and an outbuilding ideal for conversion to a garden room.



## Floor Plan



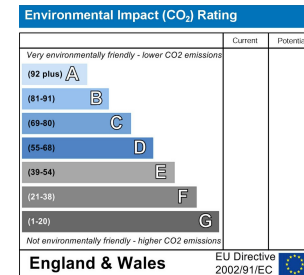
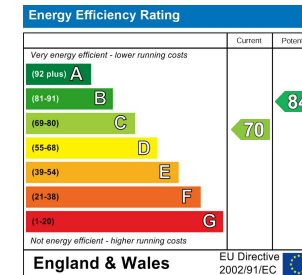
## Area Map



## Viewing

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

## Energy Efficiency Graph



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