

Firmin & Co. Estate Agents

3 Littlebury Close

Crowland PE6 0DP

£240,000

3 | 2 | 1 | B

3 Littlebury Close

Crowland PE6 0DP

Located on the edge of Crowland and overlooking a green area this modern end terrace house enjoys easy access to both the town center and the A16 Spalding to Peterborough Road. Well presented throughout with some additional features added by the current owners the property offers well presented family accommodation.

The property comprises; Entrance Hall, Cloakroom W.C. Comfortable Lounge with the stairs to the first floor and an attractive Kitchen Breakfast Room overlooking and with access to the rear Garden.

The first floor Landing leads to a main Ensuite Bedroom, two further Bedrooms and a Family Bathroom.

Outside are two allocated parking spaces to the front and an enclosed rear garden which is laid to lawn with a patio seating area.

Viewing of this ideal family property is strongly recommended.

Tenure Freehold
Council Tax B
Estate Charges Payable

























Entrance Lobby
Doors to

Cloakroom W.C.

Lounge
16'7" x 11'1" min (5.06m x 3.39m min)
Stairs to the first floor, door to

Kitchen Breakfast Room
16'5" x 9'8" (5.01m x 2.97m)
Fitted with an attractive range of base and eye level kitchen units, tall larder unit, integrated fridge freezer, dishwasher, electric oven and halogen hob with cooker hood above. PVCu French doors to the rear garden,

First Floor Landing
Doors to

Bedroom 1
10'0" x 9'10" (3.05m x 3.02m)
Built is wardrobes and cupboard space, door to

Ensuite Shower Room

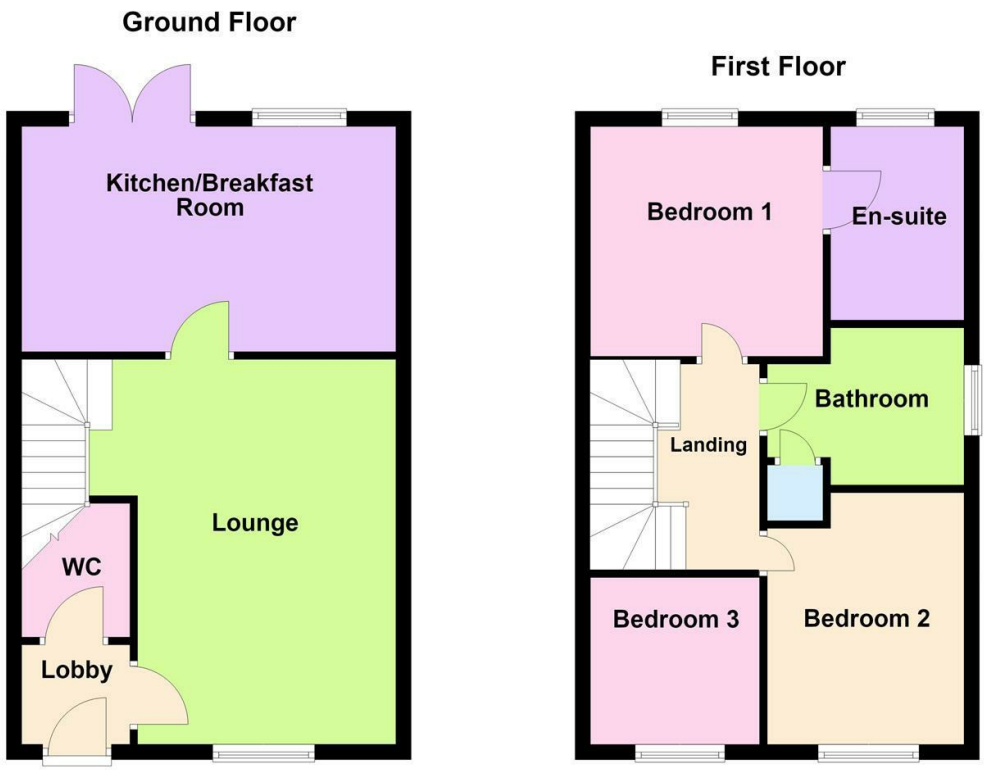
Bedroom 2
12'0" max x 9'1" (3.68m max x 2.78m)

Bedroom 3
7'5" x 6'10" (2.27m x 2.10m)

Family Bathroom
Boiler/storage cupboard.

Outside
To the front of the property are two allocated parking spaces. Gated access leads to an enclosed rear garden laid to lawn with a patio seating area.

Floor Plan

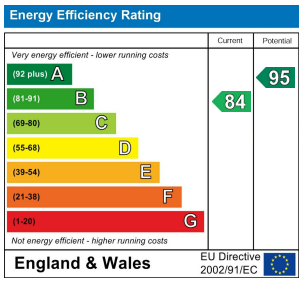


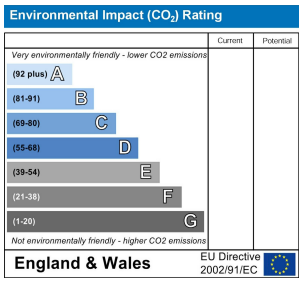
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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

Firmin & Co. Estate Agents

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