



16 Cedar Way

Elm PE14 0JJ

£230,000

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Tucked away on a modern location this semi detached house is positioned in the popular and sought after village of Elm. Positioned not far from the local amenities the property is not far from Elm Church Of England Primary School the property has gas radiator heating and PVCu double glazing.

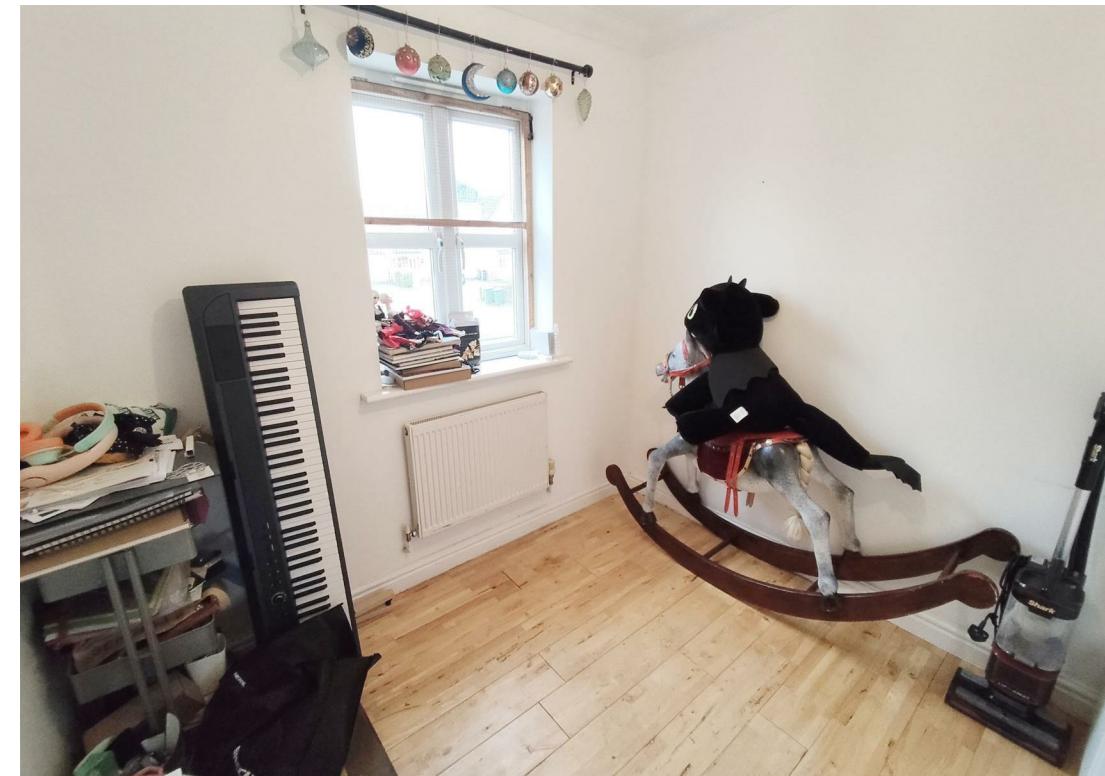
Attractively decorated by the current owners the accommodation comprises; Entrance Hall with the stairs to the first floor and a convenient Cloakroom W.C. There is a comfortable size Lounge and a fitted Kitchen Diner with access to the rear Garden.

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

Outside, to the front of the property is a driveway leading to a good length garage, a living archway leads to a side gate and enclosed rear garden with a covered seating area.

Tenure Freehold
Council Tax B





Entrance Hall
Stairs to the first floor Landing door to

Cloakroom/W.C

Lounge
14'11" x 10'11" (4.56m x 3.35m)
Bay window to front, half height storage cupboard.

Kitchen Diner
15'0" x 8'3" (4.58m x 2.52m)
Base and eye level kitchen units, ceramic tiled splashbacks, plumbing for a washing machine, French doors to rear Garden.

First Floor Landing
Doors to

Bedroom 1
11'2" max x 10'9" (3.42m max x 3.30m)
Door to

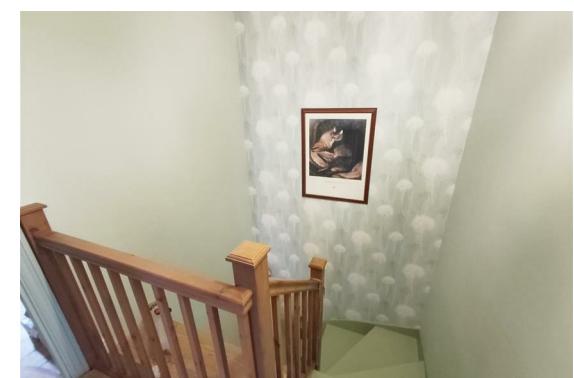
Ensuite Shower Room

Bedroom 2
8'5" x 7'11" (2.59m x 2.43m)

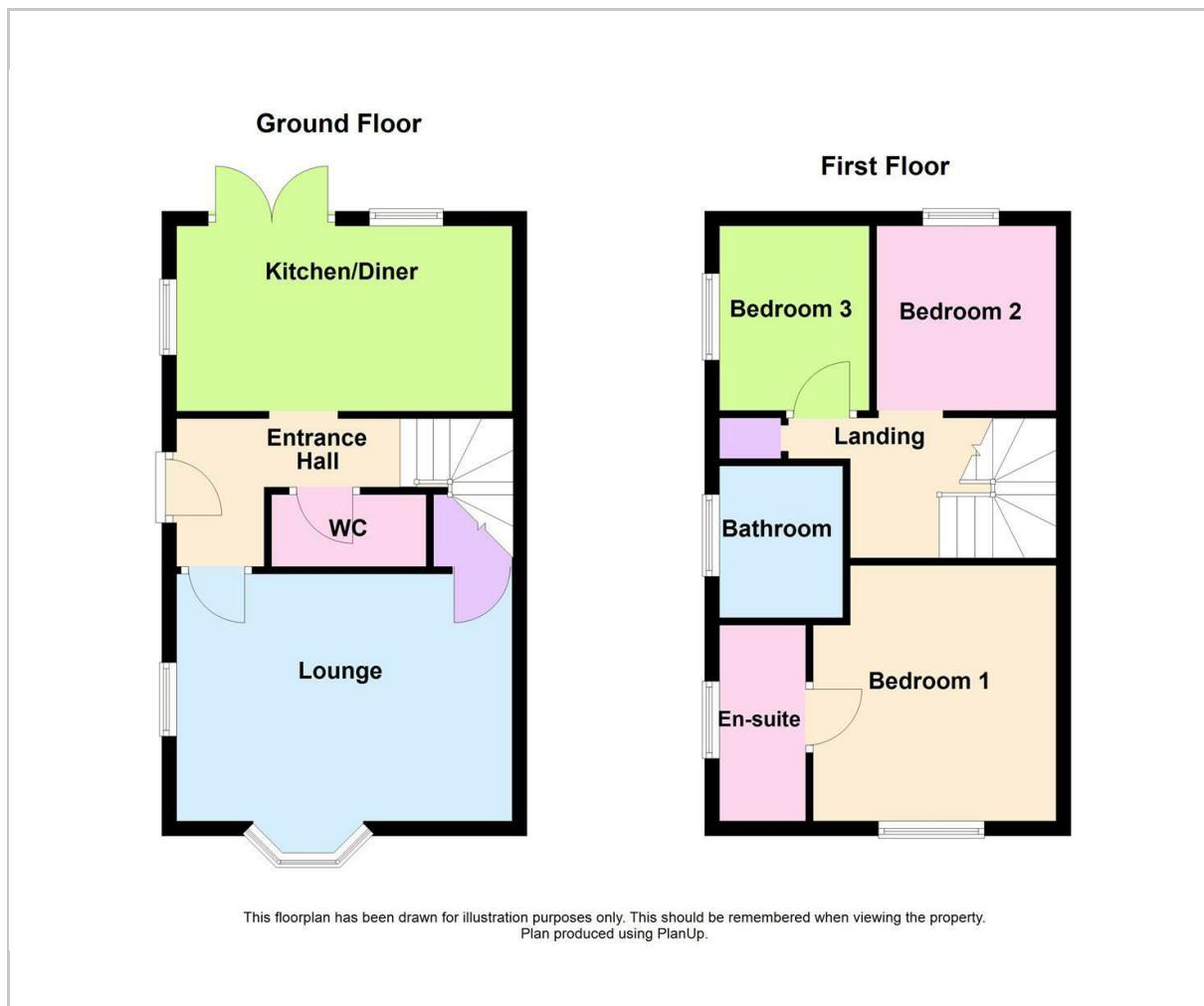
Bedroom 3
8'5" x 5'8" (2.59m x 1.75m)

Bathroom

Outside.
To the front of the property of the property is a block paved driveway leading to a good length garage. A living archway leads to the front entrance door and gated side access to the enclosed rear Garden. Laid mainly to lawn there is a good size covered seating area and a tree border.



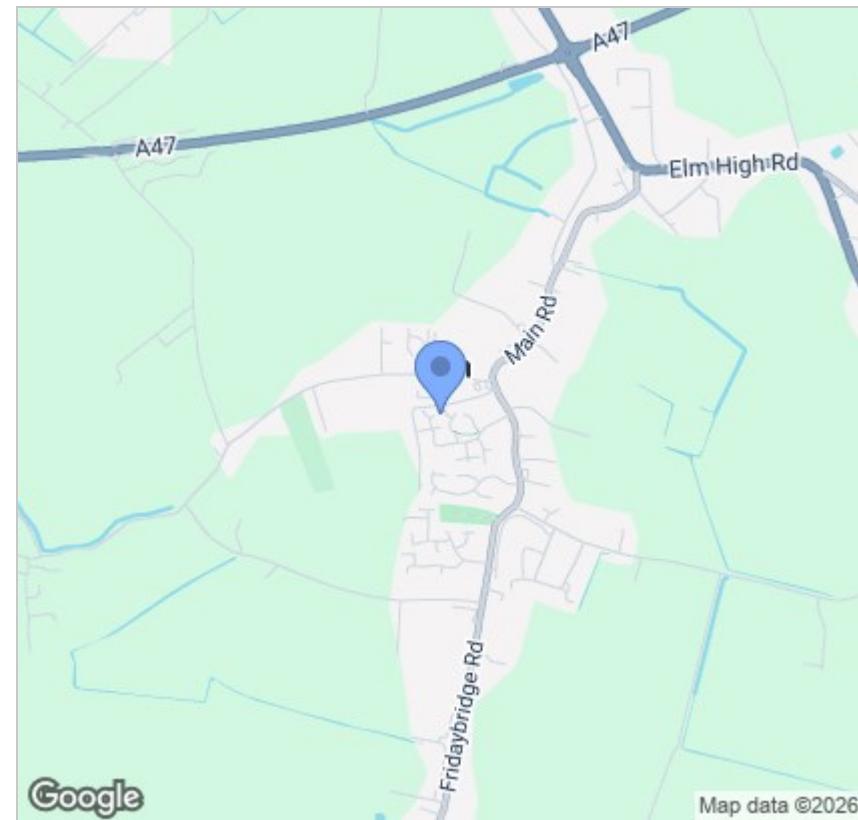
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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