



The Willows Deeping High Bank

Crowland PE6 0DB

£399,995



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Enjoying a semi rural location, this extended detached bungalow is set in just over an acre, overlooking open farmland to three sides. The bungalow is set approx 1.7 miles from Crowland and has easy access to The Deepings, attractive riverside and country walks. The property has oil fired radiator heating, PVCu double glazing and Solar Panels.

Being sold with no onward purchase the accommodation comprises; Entrance Lobby, Dining Room, comfortable size Lounge leading to a large Conservatory. There are fitted Kitchen and Utility Areas, W.C Cloakroom and Rear Porch. The property boasts four Bedrooms with an Ensuite and Walk In Wardrobe to the main Bedroom. There is also a Family Bathroom.

The gardens are mature and stretch to all four sides of the property. There is ample parking, a triple Garage and various outbuildings including a summer house.

Tenure freehold
Council Tax C
The property has undergone structural stability building works.





Entrance Lobby

Dining Room

14'0"x 11'4" (4.29x 3.47)
Two built in double cupboards

Inner Hallway

Doors to

Lounge

14'11" x 10'8" (4.55m x 3.26m)
French doors to

Conservatory

17'3" x 16'0" (5.26m x 4.88m)

Bedroom 1

14'4" min x 12'7" (4.39m min x 3.85m)
Walk in wardrobe

Ensuite Shower Room

Bedroom 2

11'4" plus bay x 10'7" (3.47m plus bay x 3.25m)

Bedroom 3

9'10" x 7'10" (3.02m x 2.40m)

Bedroom 4

8'5" x 7'10" (2.58m x 2.40m)

Family Bathroom

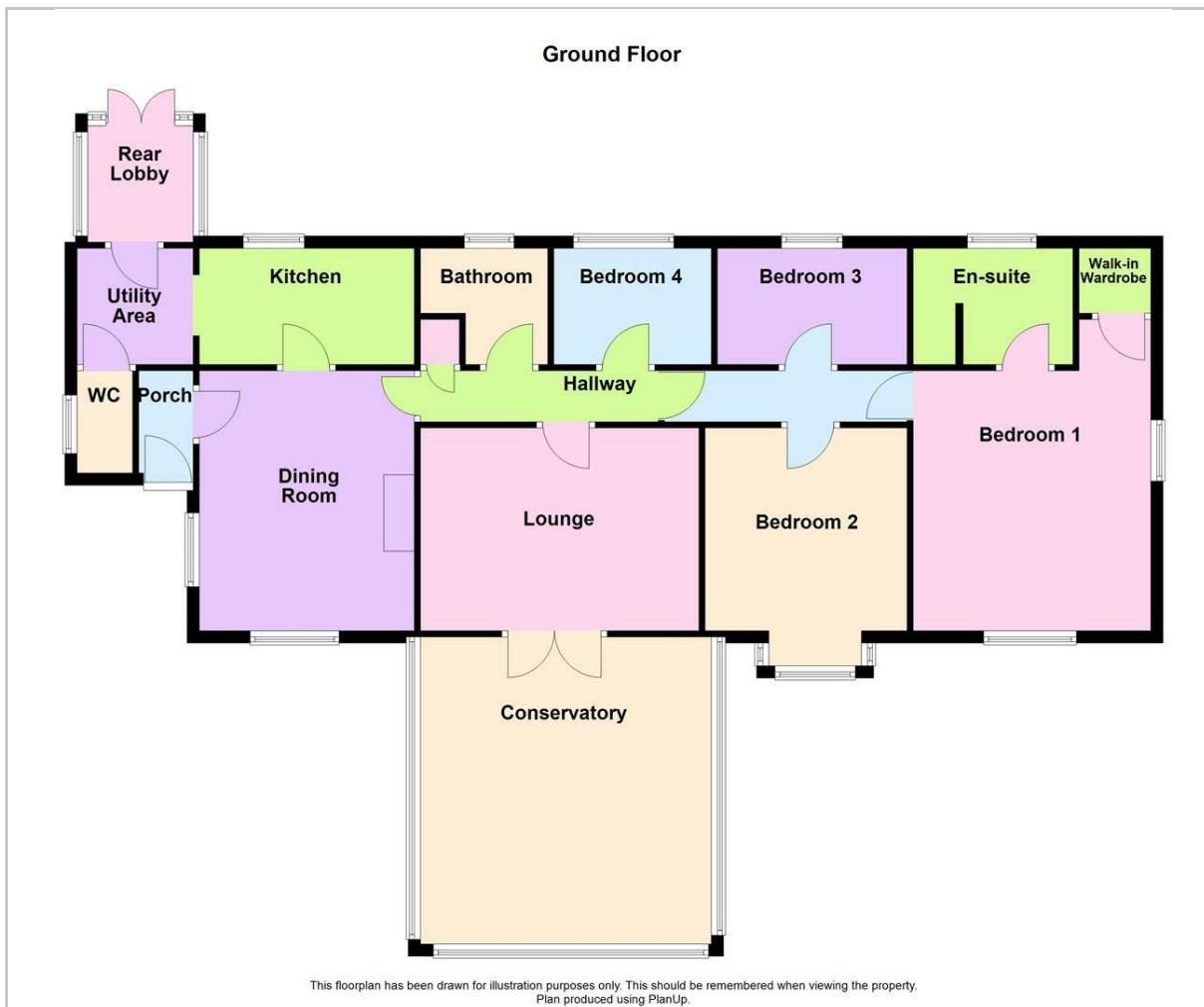
Outside

The property is surrounded by mature gardens overlooking open farmland on three sides. There is a triple Garage, ample parking, storage sheds and a summer house.



Floor Plan

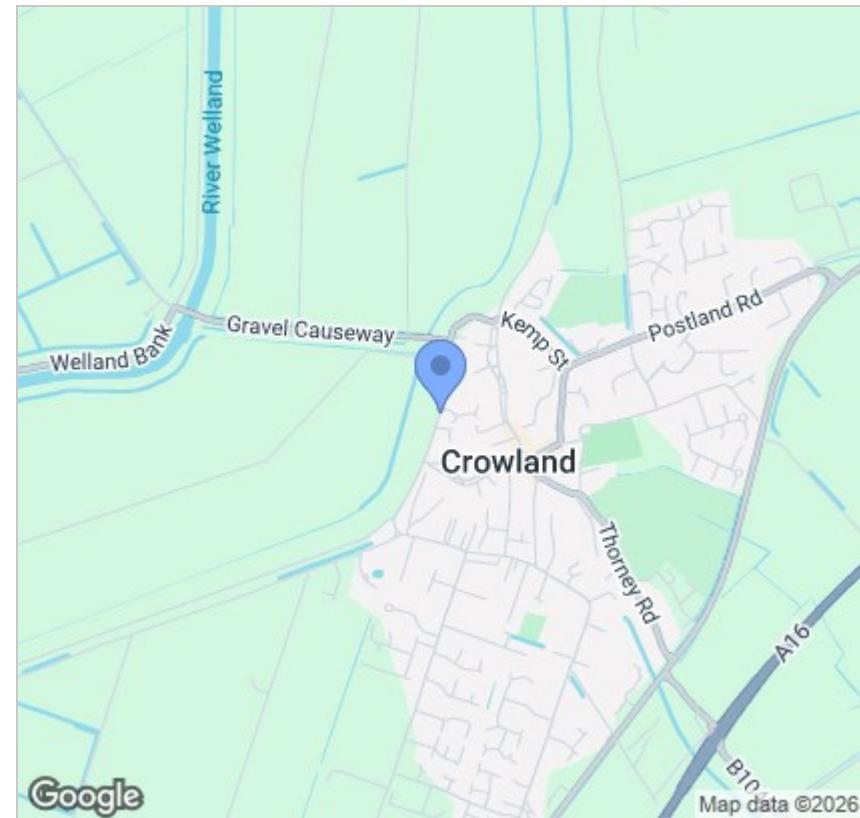
Area Map



Viewing

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

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.



Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) to 'Not energy efficient - higher running costs' (red). The current rating is '65' (yellow), which corresponds to band 'D'. The potential rating is '97' (green), which corresponds to band 'A'. The chart includes a legend for the bands: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red).

Rating	Band	Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			