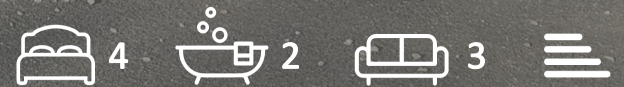




1 Crawford Gardens
Crowland PE6 0AZ
£499,995



1 Crawford Gardens

Crowland PE6 0AZ

Beautifully presented and thoughtfully extended to provide a spacious family/executive home, this detached house sits in a sought after Cul De sac not far from the town center and with easy access to the A16 Spalding/Peterborough Road.

The spacious accommodation comprises; Entrance Hall with a good size Cloakroom W.C, stairs to the first floor Gallery Landing with glass balustrades and a storage cupboard below. There is a bay window Lounge with French Doors through to the impressive and well appointed Kitchen Diner with electric underfloor heating and has access to the rear Garden and a practical size Utility Room. The Study leads to a large Family/Games Room with a wet system under floor heating and overlooking the front of the house.

The Gallery Landing leads to an Ensuite Master Bedroom, Three further Bedrooms and a Family Bathroom.

To the front of the property is a mature garden with gated access to the rear Garden. There is a single Garage and ample off road parking. The enclosed rear Garden is laid to lawn with floral borders, a sheltered seating area and gravel work/storage area.

Viewing of this attractive home is strongly urged located in a seldom available Cul De sac.

Tenure Freehold
Council Tax D





Entrance Hall
Stairs the first floor Gallery landing with glass balustrades and storage cupboard below, doors to Cloakroom W.C.

Lounge
13'10" x 12'4" plus bay window (4.23m x 3.76m plus bay window)
Living flame gas fire set in a stone surround, bay window to the front aspect, French doors to

Kitchen Dining Room
23'10" x 10'8" (7.27m x 3.26m)
Fitted with an extensive range of base and eye level kitchen units, fitted double electric oven and microwave, induction hob and integrated dishwasher, peninsular breakfast bar. Attractive mirror glass splash backs to worktops, French doors to the rear garden. Door to

Utility Room
8'11" x 7'9" (2.74m x 2.37m)
Integrated washing machine, space for an American Fridge Freezer, door to the sheltered garden and work areas.

Study
8'8" x 7'8" (2.66m x 2.36m)
Opening through to

Family/Games Room
17'8" max x 16'7" max (5.39m max x 5.06m max)

Gallery landing
Glass Bulustrade doors to

Bedroom 1
16'1" max x 10'10" (4.91m max x 3.32m)
Doors to

Ensuite Shower Room

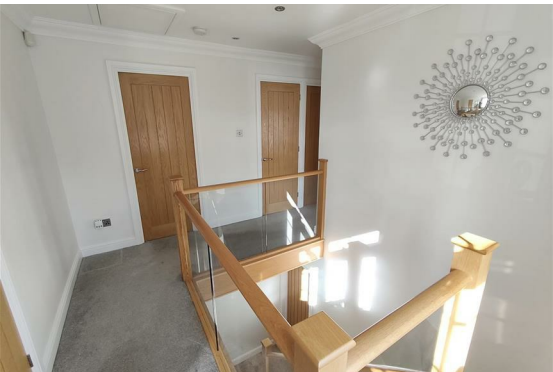
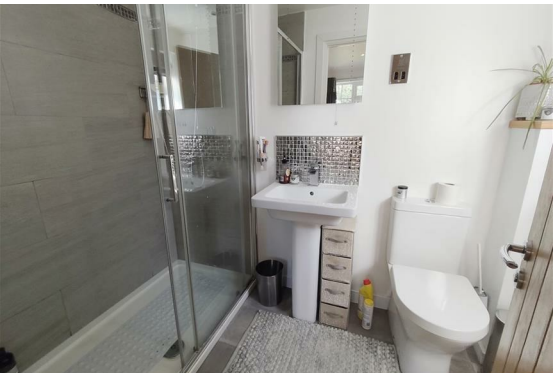
Bedroom 2
15'9" x 10'10" max (4.82m x 3.32m max)

Bedroom 3
12'5" x 7'1" (3.80m x 2.17m)

Bedroom 4
9'4" x 7'5" (2.87m x 2.27m)

Family Bathroom

Outside
To the front of the property is a mature garden laid to lawn with a recessed storm porch entrance door, gated side access leads to the rear garden and along with the single Garage there is ample off road parking. The rear garden is also laid to lawn with floral borders, a sheltered seating area, personnel door to the single garage with a graveled work/storage area.



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

