



6 Woodroffe Drive  
Crowland PE6 0GP  
£219,995

## 6 Woodroffe Drive

### Crowland PE6 0GP

Enjoying easy access to the town centre and its many amenities the property is not far from the A16 Peterborough/Spalding Road, well presented by the current owners the property offers an ideal first time purchase or investment.

Close to an open green area and in a quiet, small cul de sac the accommodation comprises; Entrance Hall with the stairs to the first floor, comfortable Lounge, well appointed Kitchen Diner with access to the rear garden and a conveniently positioned Cloakroom W.C.

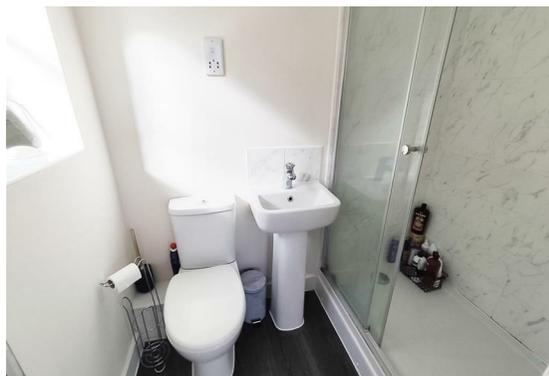
To first floor Landing leads to two double Bedrooms both with Ensuites, one a bathroom and the other a shower room

Outside to the front of the property is an open plan garden and off road parking for two vehicles. The enclosed rear garden is laid mainly to artificial grass and a good size porcelain tiled patio area making it both attractive and easy to maintain.

Viewing of this well presented property is recommended.

Tenure Freehold  
Council Tax A  
Estate Charges Apply





Entrance Hall  
Stairs to the first floor Landing, door to

Lounge  
17'1" x 9'5" max (5.22m x 2.88 max)  
Door to

Kitchen Diner  
13'4" x 8'9" (4.07m x 2.68m)  
Fitted with a range of base and eye level units, integrated electric oven, induction hob and cooker hood, fridge freezer, slimline dishwasher, plumbing for a washing machine, PVCu French door t to the rear garden.

Cloakroom W.C.

Landing  
Doors to

Bedroom 1  
13'4" x 8'11" max (4.08m x 2.72m max)

Ensuite Shower Room

Bedroom 2  
13'4" x 8'8" max (4.08m x 2.65m max)

Ensuite Bathroom

Outside  
To the front of the property is a open plan ornate pebble garden, to the side is off road parking for two vehicles with gated access leading to the rear Garden. Fully enclosed the garden is laid to artificial grass with an extended patio of attractive porcelain tiles.



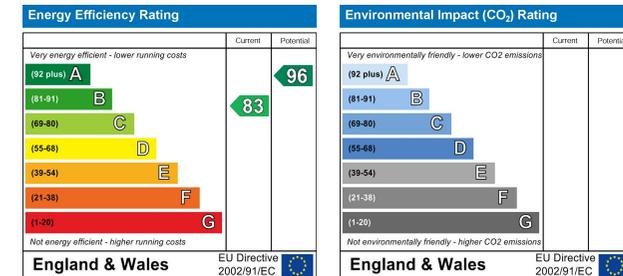
## Floor Plan



## 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.

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