



45 Thorney Road  
Crowland PE6 0AL  
£180,000

## 45 Thorney Road

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Being sold with no onward chain this semi detached cottage enjoys easy access to the A16, town centre and Snowden Field. An ideal first time purchase or investment viewing of this spacious property is strongly recommended.

The property comprises of a Lounge and Dining areas, fitted Kitchen and good size Conservatory. There is also a ground floor Bathroom.

The Landing leads to a double Bedroom with an Ensuite Shower Room, there is a second Bedroom which overlooks the rear Garden

Outside to the front of the property is an open plan garden, side access and an enclosed rear garden with a storage shed.

Viewing is strongly recommended.

Council Tax A  
Tenure Freehold





Lounge Area  
11'0" max x 10'10" (3.37m max x 3.32m )  
opening through to

Dining Area  
11'0" x 7'3" (3.37m x 2.23)  
Stairs to the first floor

Kitchen  
9'5" x 18'8" max (2.89m x 5.70m max)  
Fitted with a range of base and eye level kitchen units, double eye level electric oven, electric hob with hood above, plumbing for a washing machine, boiler cupboard, recess for fridge freezer, door to the side, French doors to



Conservatory  
9'3" x 8'8" (2.83m x 2.66m )  
PVCu French doors to the rear Garden.

Family Bathroom

Landing

Bedroom 1  
11'6" x 11'4" max (3.53m x 3.46m max)  
door to

Ensuite Shower Room

Outside  
To the front of the property is an open plan garden and a side passage to the main entrance and gated rear access to the enclosed garden. Enjoying a high degree of privacy the rear garden has a storage shed and numerous shrubs.



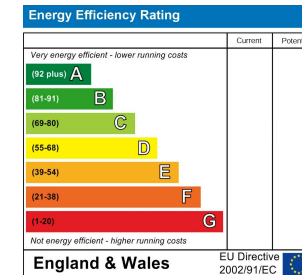
## Floor Plan



## 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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