



23 Spencer Road
Crowland PE6 0FL
£385,000

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Set on the edge of Crowland but only a few minutes drive to the centre of town and its many amenities, this modern detached family home overlooks a green area to the front and is set at the end of a cul de sac for vehicles. With easy access to the A16 Peterborough to Spalding road, Crowland offers many facilities for younger families including schools for younger children playgroups along with recreational opportunities and historical features.

The generous size accommodation offered by this well presented property comprises; spacious Entrance Hall with a good size Cloakroom W.C and stairs to the first floor Landing. There is a comfortable proportioned Lounge with access to the rear Garden, the larger than average Dining Room complements the well appointed fitted Kitchen Breakfast Room which also has doors to the garden and a Utility Room.

The Landing leads to an Ensuite Main Bedroom with fitted wardrobes, there are three further double Bedrooms and a Family Bathroom.

Outside is an open plan Garden and a double width driveway leading to a double garage currently divided into two. The fully enclosed rear Garden enjoys a sunny aspect and includes a mulched children's play area, an extended and attractive tiled patio along with a lawn.

Viewing of this spacious property is strongly urged to appreciate the stylish and comfortable home being offered.

Tenure Freehold
Council Tax D





Entrance Hall

Tiled flooring, stairs to the first floor, doors to

Cloakroom W.C

Accessible size room

Lounge

19'7" x 11'10" (5.99m x 3.61m)

PVCu French Doors to the rear Garden

Dining Room

11'8" min x 9'4" (3.57m min x 2.87m)

Kitchen Breakfast Room

17'6" max x 9'1" (5.34m max x 2.78m)

Fitted with an extensive range of base and eye level units, integrated twin eye level ovens, induction hob and hood above, dishwasher and fridge /freezer. Tiled flooring, PVCu French doors to the rear Garden.



Utility Room

9'0" x 5'2" (2.75m x 1.60m)

Plumbing for a washing machine, door to the rear,

Landing

Doors to

Main Bedroom

11'9" x 9'10" min (3.60m x 3.02m min)

Fitted wardrobes

Ensuite Shower Room

Bedroom 2

11'4" x 9'2" (3.47m x 2.80m)

View overlooking green area

Bedroom 3

9'2" x 8'3" (2.80m x 2.54m)

Bedroom 4

9'10" max x 9'6" (3.00m max x 2.91m)

Family Bathroom

Outside

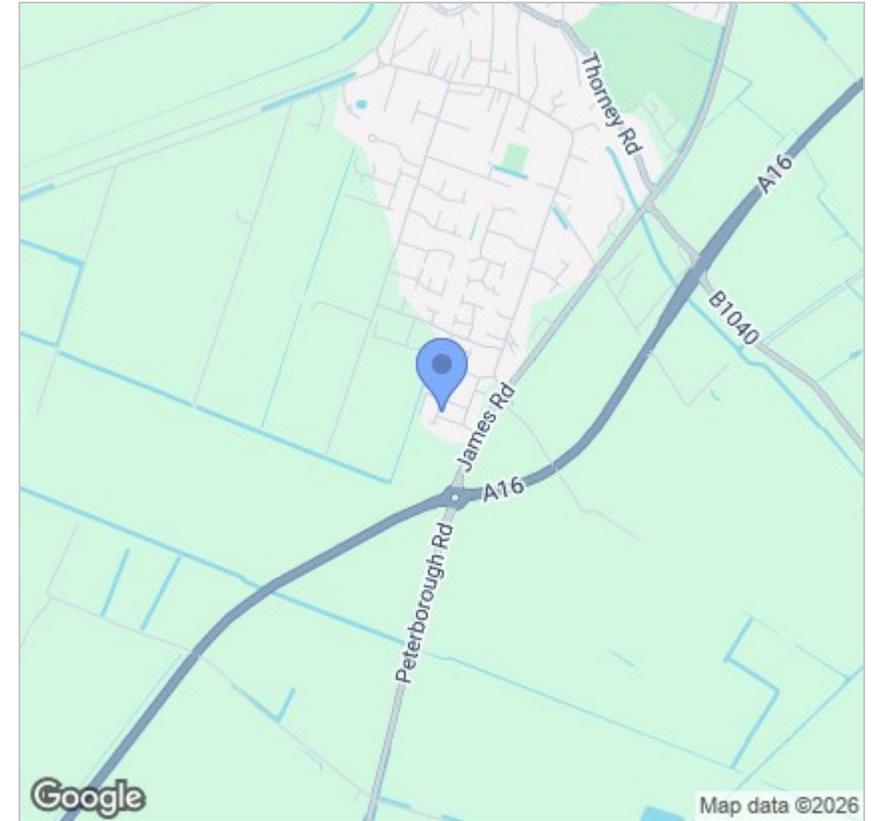
To the front of the property is an open plan garden laid to lawn overlooking a green area, to the side the good size driveway leads to a double width Garage with an additional up and over door to the rear garden. The Garage has power and light and is temporarily divided into two areas, The enclosed rear Garden has an attractive and extended tiled seating area to compliment its sunny aspect along with a lawn and mulched play area.



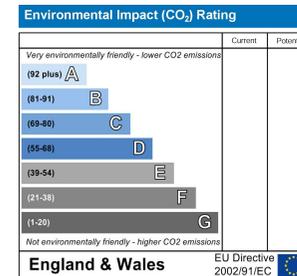
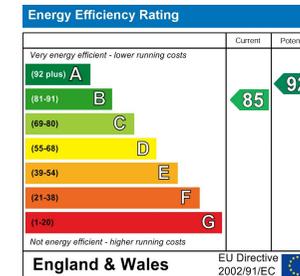
Floor Plan



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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