



10 Jayne Gardens

Crowland PE6 0DH

Offers in excess of £245,000

3 2 1 B

# 10 Jayne Gardens

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Presented in immaculate condition this semi detached house enjoys easy access to the Town Centre and the A16 Peterborough to Spalding Road along with a quiet location. The property has gas radiator heating, PVCu double glazing and offers family accommodation with schools for younger children a few minutes drive away.

The property comprises; Entrance Lobby with a Cloakroom W.C, comfortable Lounge with media wall feature, well appointed and equipped fitted Kitchen Diner with access to the rear Garden.

The first floor Landing leads to a Main Bedroom with built in wardrobes and an Ensuite Shower Room. There are two further Bedrooms and a generous size Family Bathroom.

Outside is off road parking which leads to a single Garage. The enclosed rear garden has an enlarged patio seating area, raised planters and personnel door access to the Garage.

Viewing is strongly recommended.

Tenure Freehold  
Council Tax B





Entrance lobby

Cloakroom W.C.

Lounge

15'3" x 7'3" min (4.67m x 2.23m min)  
Stairs to the first floor landing with storage space below, media wall feature door to

Kitchen Diner

14'11" x 10'4" max (4.57m x 3.15m max)  
Fitted with base and eye level kitchen units, integrated appliances including; electric oven with Induction hob and hood above. Fitted dishwasher, fridge/freezer and plumbing for a washing machine. PVCu French doors to the rear garden

Cloakroom W.C.

Landing

Bedroom 1

9'10" max x 8'6" min (3.00m max x 2.61m min)

Built in double wardrobe.

Ensuite Shower Room

Bedroom 2

9'9" x 7'11" (2.98m x 2.43m)

Bedroom 3

7'10" max x 6'7" max (2.39m max x 2.03m max)

Bathroom

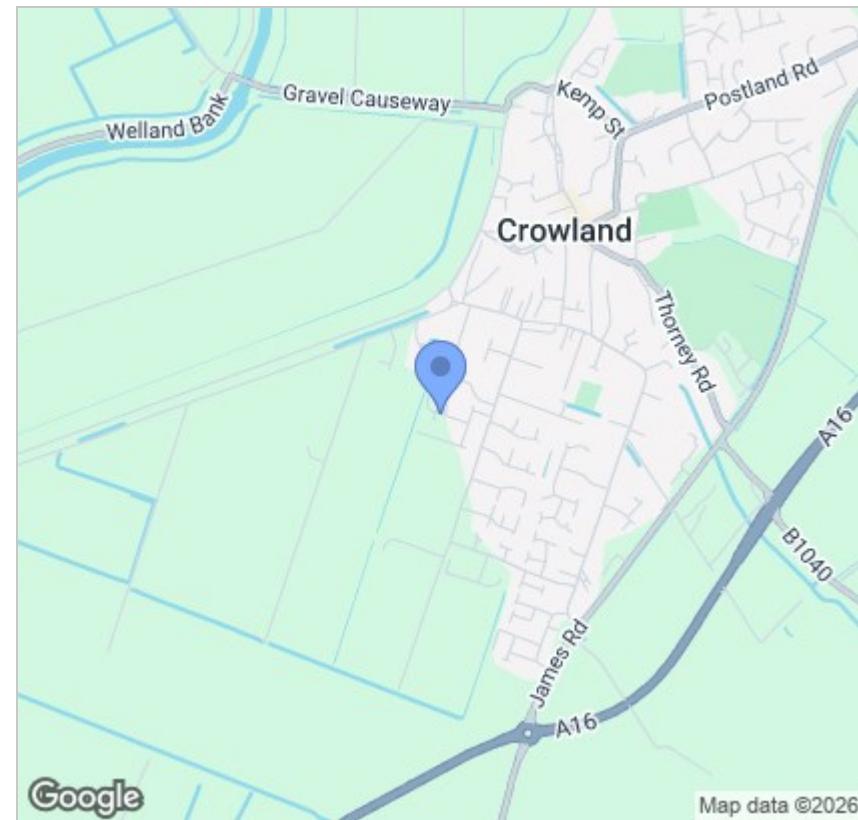
Outside

To the front of the property is an open plan garden, to the side is a driveway leading gated access to the rear garden and a single Garage. The Garage has been altered by the current owners to provide a well equipped gym (equipment available via separate negotiation) The rear garden is enclosed and has a good size patio seating area, artificial grass, raised planters and a personnel door into the Garage.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

## 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.