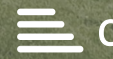




16 Cedar Way

Elm PE14 0JJ

£224,999



## 16 Cedar Way

Elm PE14 0JJ

Tucked away on a modern location this semi detached house is positioned in the popular and sought after village of Elm. Positioned not far from the local amenities the property is not far from Elm Church Of England Primary School the property has gas radiator heating and PVCu double glazing.

Attractively decorated by the current owners the accommodation comprises; Entrance Hall with the stairs to the first floor and a convenient Cloakroom W.C. There is a comfortable size Lounge and a fitted Kitchen Diner with access to the rear Garden.

The first floor Landing leads to a Master Bedroom with an Ensuite, two further Bedrooms and a Family Bathroom.

Outside, to the front of the property is a driveway leading to a good length garage, a living archway leads to a side gate and enclosed rear garden with a covered seating area.

Tenure Freehold  
Council Tax B





Entrance Hall  
Stairs to the first floor Landing door to  
Cloakroom/W.C

Lounge  
14'11" x 10'11" (4.56m x 3.35m)  
Bay window to front, half height  
storage cupboard.

Kitchen Diner  
15'0" x 8'3" (4.58m x 2.52m)  
Base and eye level kitchen units,  
ceramic tiled splashbacks, plumbing  
for a washing machine, French doors  
to rear Garden.

First Floor Landing  
Doors to

Bedroom 1  
11'2" max x 10'9" (3.42m max x 3.30m )  
Door to

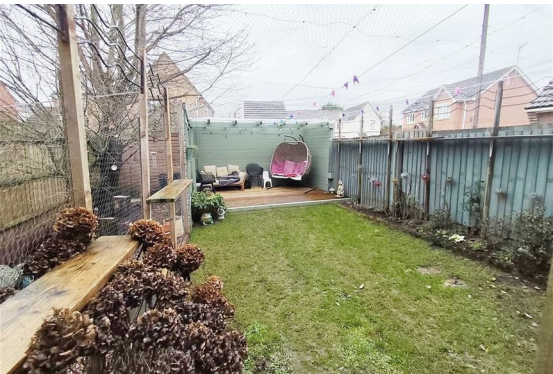
Ensuite Shower Room

Bedroom 2  
8'5" x 7'11" (2.59m x 2.43m)

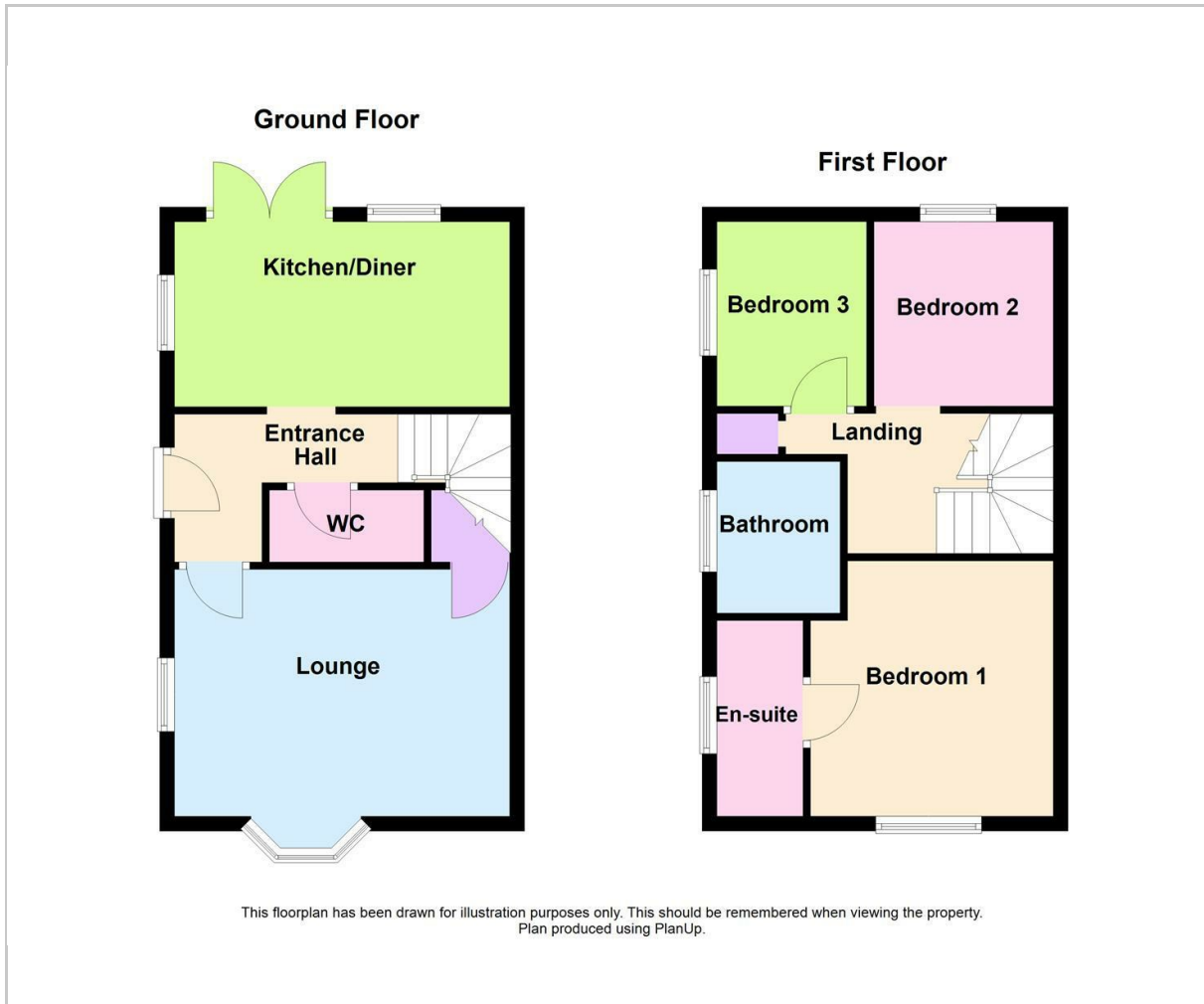
Bedroom 3  
8'5" x 5'8" (2.59m x 1.75m)

Bathroom

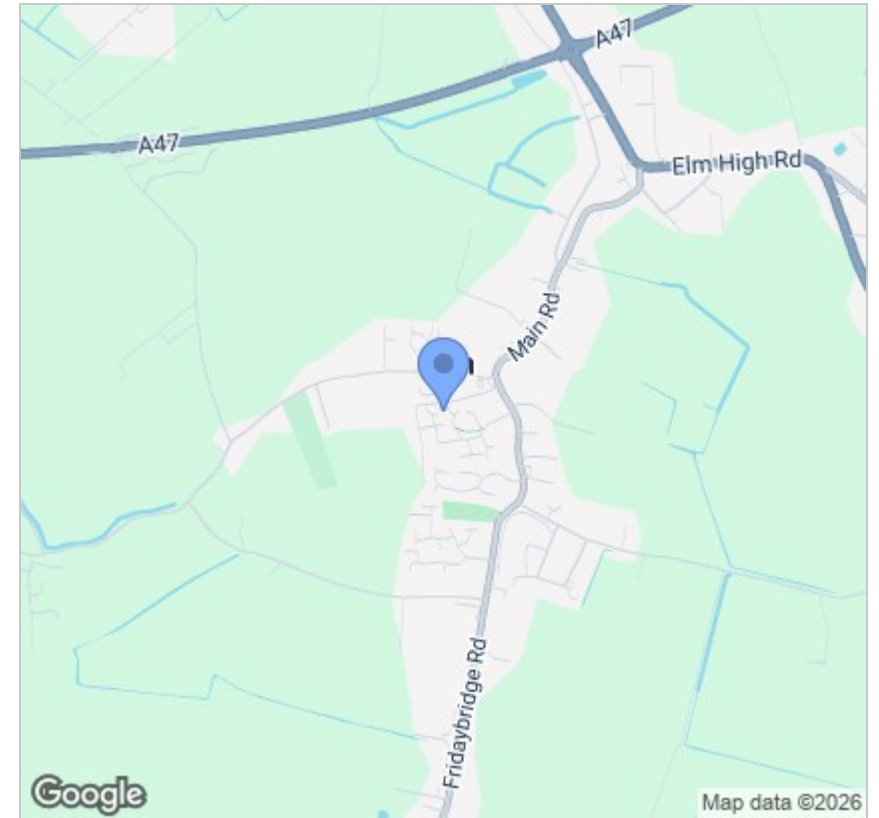
Outside.  
To the front of the property of the  
property is a block paved driveway  
leading to a good length garage. A  
living archway leads to the front  
entrance door and gated side access  
to the enclosed rear Garden. Laid  
mainly to lawn there is a good size  
covered seating area and a tree  
border.



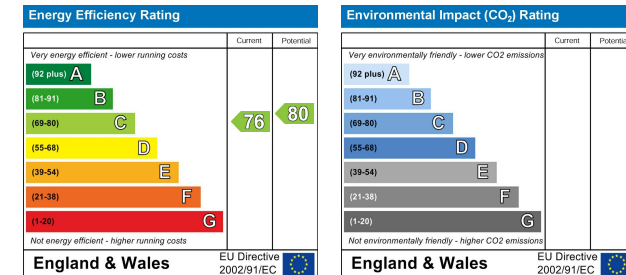
## Floor Plan



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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