



Dunroamin Dowsdale Bank

Crowland PE6 0NF

Offers over £299,999

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Brilliantly presented and recently updated detached bungalow on Dowsdale Bank near Crowland. This property comprises of;

Entrance hall, lounge with log burner and double doors to the side, arch through to the dining room, great sized kitchen/breakfast room, recently re-fitted shower room, three double bedrooms.

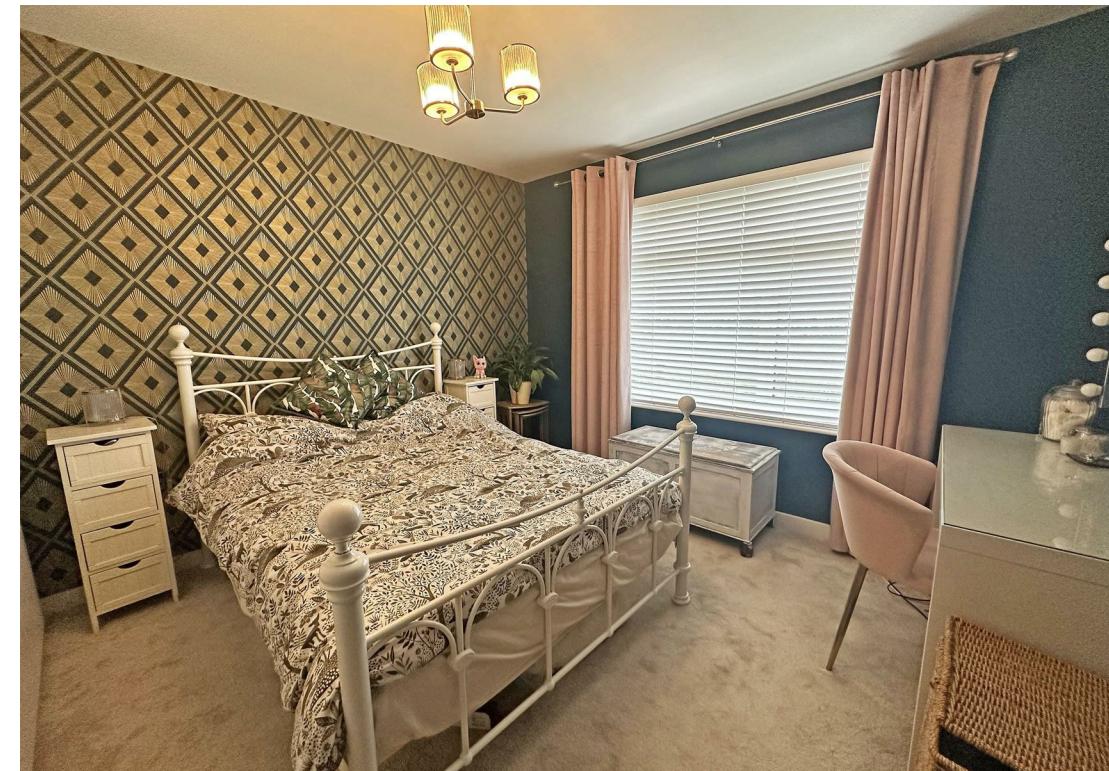
Outside- boasting a substantial plot measuring in the region of 1/4 of an acre (STS) that wraps around three sides of the property, mainly laid to lawn with a drive, garage and store.

This property is a short drive to Crowland and has a peaceful location.

Tenure: Freehold

Council Tax Band: B





Entrance Hall

Lounge

13'11" x 11'11" (4.25m x 3.65m)

Dining Room

12'0" x 10'2" (3.68m x 3.10m)

Kitchen/Breakfast Room

15'2" max 16'3" max (4.63m max 4.96m max)

Bedroom One

11'11" x 11'11" (3.65m x 3.64m)

Bedroom Two

11'10" x 10'11" (3.63m x 3.33m)

Bedroom Three

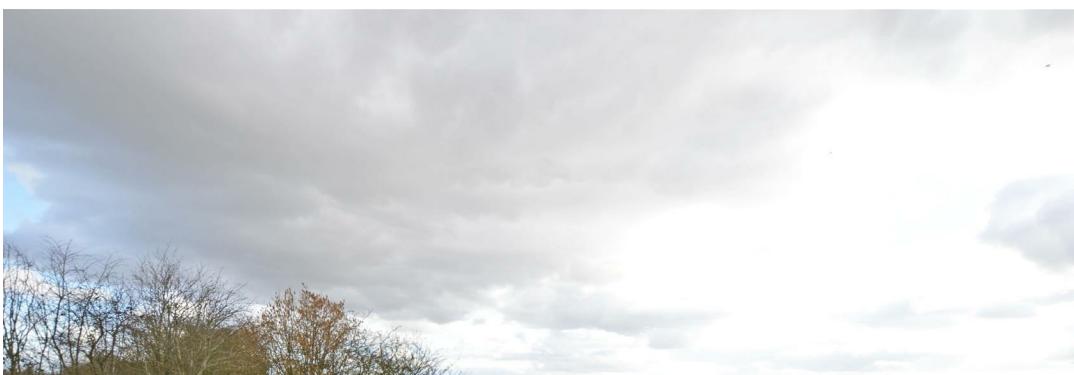
11'8" x 10'10" (3.56m x 3.31m)

Shower Room

Store

Garage

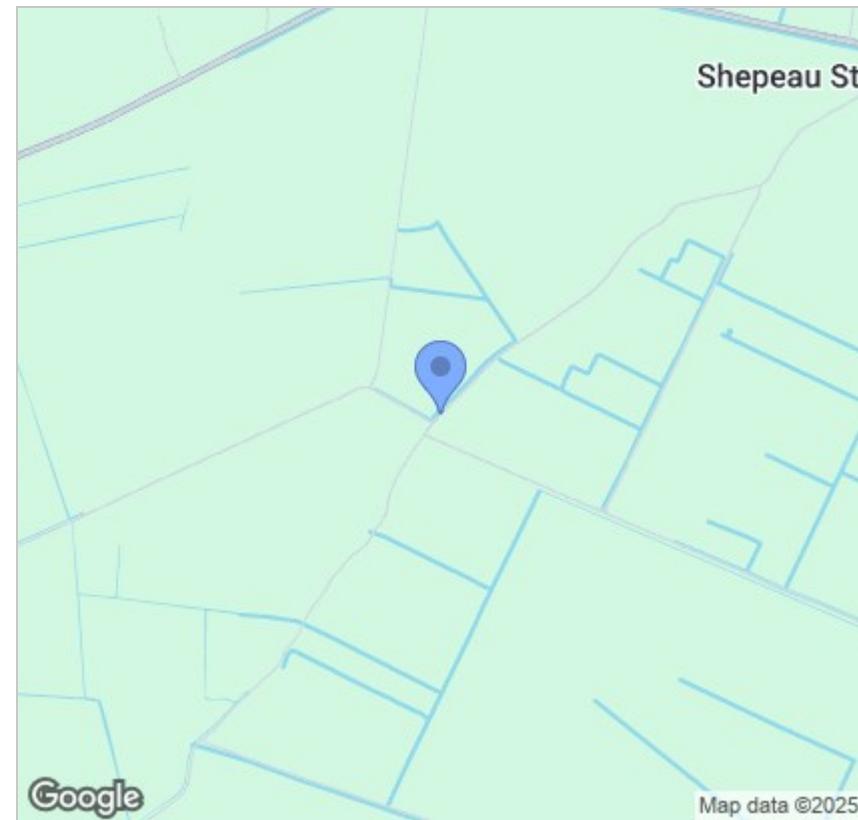
18'7" x 9'7" (5.67m x 2.93m)



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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.

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