



8 St. Benedict Close

Crowland PE6 0NW

£360,000



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Set at the end of a quiet cul de sac and siding onto the picturesque 'Kissing Ground' this detached Allison House has been extended and remodelled to provide a spacious and versatile family home. Situated not far from the local amenities and with easy access to Crowlands infant and primary school the property is not far the towns iconic historical landmarks, Trinity Bridge and the Abbey.

With gas radiator heating and PVCu double glazing the property comprises; Entrance Hall with stairs to the first floor Landing, good size Lounge with a wood burner feature leading to a Study Area and Garden Room. There is a separate Dining Room/fifth Bedroom with access to the Garage ideal for conversion to an annex, STP. The Kitchen Breakfast Room has numerous units and leads to a rear Lobby, Utility Room and Shower Room.

The Landing gives access to four Bedrooms and a family Bathroom.

Outside to the front of the property is an open plan lawn with a good size driveway, the rear garden is laid mainly to gravel and has a good size wooden shed, enclosed pergola and gated access to the Kissing Ground.

Viewing of this versatile family home is strongly recommended

Tenure Freehold
Council Tax D.





Entrance Hall
Stairs to the first floor Landing, doors to

Lounge Area
12'3" x 11'11" (3.75m x 3.64m)
Wood burner feature, opening to

Study Area
11'11" x 7'0" (3.64m x 2.14m)
Opening to

Garden Room
9'5" x 9'0" (2.89m x 2.75m)
French doors to the rear Garden

Dining Room/Fifth Bedroom
10'4" x 10'3" (3.15m x 3.13m)
Door to Garage

Kitchen Breakfast Room
11'6" m max x 9'11" max (3.52 m max x 3.04m max)

Fitted with numerous base and eye level units, plumbing for a washing machine, breakfast bar, built in storage cupboard, door to

Rear Lobby
Door to the side passage way

Utility Room

Ground Floor Shower Room

Landing

Bedroom 1
9'10" min x 10'9" (3.00m min x 3.30m)
Fitted wardrobes

Bedroom 2
10'6" x 10'5" (3.21m x 3.18m)

Bedroom 3
11'10" x 9'9" (3.63m x 2.98m)

Bedroom 4
10'0" max x 8'4" min (3.07m max x 2.55m min)

Family Bathroom

Outside

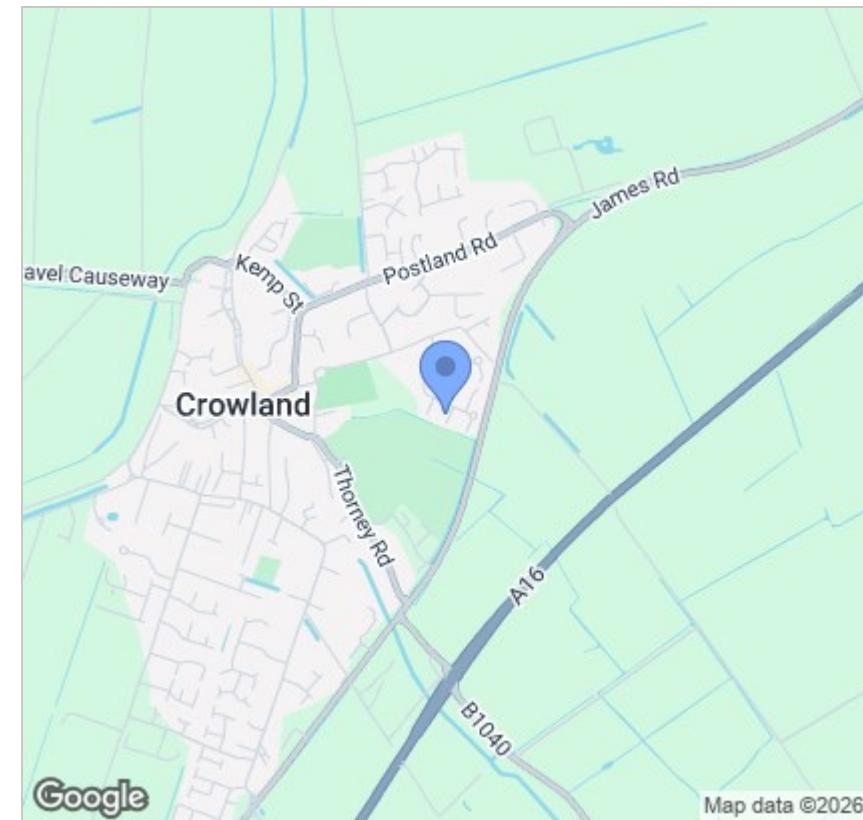
To the front of the property is an open plan lawn area and a good size driveway leading to the single Garage. Gated side access leads to an enclosed, mainly gravelled rear garden with a covered pergola and large wooden shed. There are gates to access the Kissing Ground.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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