



5 Harrington Drive

Crowland PE6 0AT

£299,995

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# 5 Harrington Drive

Crowland PE6 0AT

In Immaculate condition throughout and enjoying a generous corner plot this detached house offers well presented family accommodation not far from the town centre and has easy access to the A16 Peterborough/Spalding Road. The property has gas radiator heating and PVCu double glazing in a cul de sac location.

The property comprises; Entrance Hall with the stairs to the first floor and a storage alcove, comfortable Lounge Diner and Conservatory. There is a well appointed fitted Kitchen Breakfast Room with a practical Porch to the side.

The First Floor Landing leads to THREE Bedrooms and an attractive Bathroom.

Outside are Gardens to three sides of the property and a single Garage with a driveway to the front.

Viewing is recommended of this well presented, conveniently located, family home.

Tenure Freehold  
Council tax C





**Entrance Hall**  
Stairs to first floor Landing with storage alcove below and telephone point, doors to

**Lounge Diner**  
19'5" min x 11'8" max (5.94m min x 3.56m max)  
Corner positioned stone fireplace feature. Bay window to side aspect, two radiators, PVCu French doors to

**Conservatory**  
13'3" x 7'10" (4.06m x 2.41m)  
PVCu double glazed structure, PVCu door to side.  
Tiled Floor. Radiator

**Kitchen Breakfast Room**  
13'1" x 12'2" min + bay (3.99m x 3.73m min + bay)  
Fitted with an extensive range of base, eye level and tall storage cupboards units, fitted electric double oven with hob and extractor fan above. Plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, ceramic tiled flooring, full length wall mounted radiator with door to

**Porch**  
Access via a door to the front of the property and a door through to the garden.

**Landing**  
Doors to

**Bedroom 1**  
12'4" x 10'4" min (3.77m x 3.16m min)

**Bedroom 2**  
11'8" x 11'1" min (3.56m x 3.38m min)

**Bedroom 3**  
8'2" x 8'1" (2.49m x 2.47m )

**Bathroom**  
comprising bath with electric shower over and rainforest showerhead over. Glass shower screen. Low level WC. Sink with storage under. Full length electric towel rail. Airing cupboard with shelving, housing boiler. Flooring.

**Outside**  
The property is sat on a generous open plan corner plot which is laid to lawn with attractive floral borders. The enclosed rear garden is laid to lawn with two paved seating areas. Gated access leads to a driveway and single garage with up and over door at the rear boundary. There is a lean-to shed to the rear of the garage.



## 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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