



14 Spencer Road  
Crowland PE6 0FL  
£289,995

## 14 Spencer Road Crowland PE6 0FL

Set on a corner plot, this immaculate, linked, semi detached house offers superbly presented family accommodation on one of the towns most popular, recent constructed locations. Set on the edge of the town with easy access to the A16 Spalding to Peterborough Road the property is only a few minutes drive away from many amenities and historical landmarks.

With attractive features throughout up and above the standard property the accommodation comprises; Entrance hall with the stairs to the first floor Landing, There is a Cloakroom and a stylish, bright Lounge with windows to two aspects, a good size Kitchen Diner with additional Kitchen units and appliances along with an enhanced Utility Room.

The spacious Landing leads to a main Ensuite Bedroom, two further double Bedrooms and a Family Bathroom.

Outside, the property is set on an corner plot with an enclosed and easy to maintain, partially walled garden with access to the single Garage currently being used as office space.

Viewing of this superb property is strongly recommended.

Tenure Freehold  
Council Tax C  
Estate Charges Payable





**Entrance Hall**  
Stairs to the first floor Landing, doors to  
Cloakroom W.C.  
Attractive panelling to half wall height,  
**Lounge**  
18'3" x 10'7" (5.58m x 3.24m)  
Windows to two aspects, decorative wall  
panelling.

**Kitchen Diner**  
18'3" x 10'5" (5.58m x 3.19m)  
Fitted with a substantial range of base and  
eye level kitchen units, two additional eye  
level electric oven, lower electric oven with  
induction hob and cooker hood above,  
integrated dishwasher, fridge and freezer,  
ceramic tiled flooring, PVCu French doors to  
rear gardens, inset spot lights to ceiling.

**Utility Room**  
Storage cupboard, additional kitchen  
storage units, plumbing for an automatic  
washing machine.

**Spacious First Floor Landing**  
Corner positioned boiler/storage cupboard,  
doors to

**Bedroom 1**  
11'8" min x 9'0" min (3.57m min x 2.76m min)  
Built in double wardrobes, attractive wall  
panelling, windows to two aspects, door to

**Ensuite Shower Room**

**Bedroom 2**  
9'0" x 8'6" (2.76m x 2.60m)  
Window to two aspects.

**Bedroom 3**  
8'11" x 8'5" (2.74m x 2.59m)

**Family Bathroom**

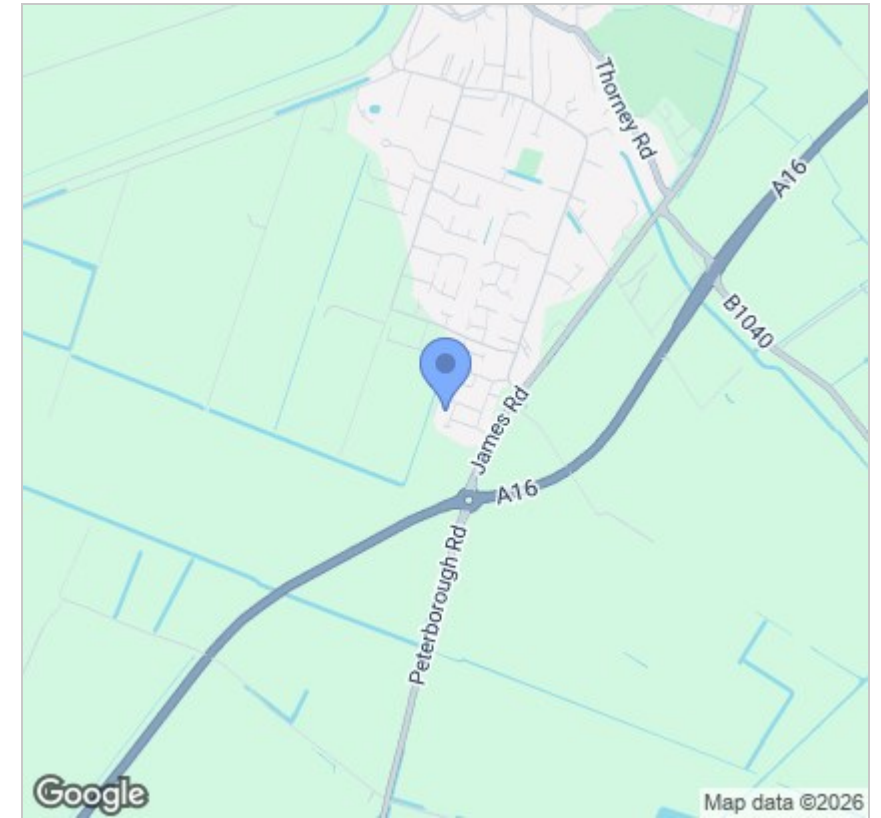
**Outside**  
Set on a corner plot the property has an  
open plan decorative gravel border and  
lawn to the front along with gated access  
to the enclosed rear garden. A driveway  
leads to a single garage which is currently  
used as office space with a personal door  
to the garden. The rear garden has an  
extended patio area with the remainder  
being laid to artificial grass.



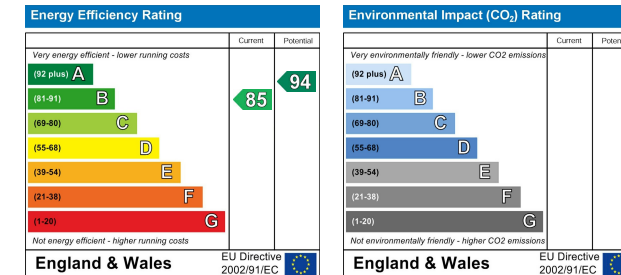
## Floor Plan



## 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.

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