



15 Eastlands  
Crowland PE6 0JF  
£387,500



# 15 Eastlands

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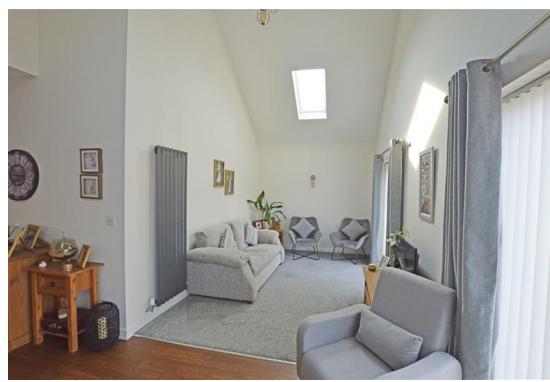
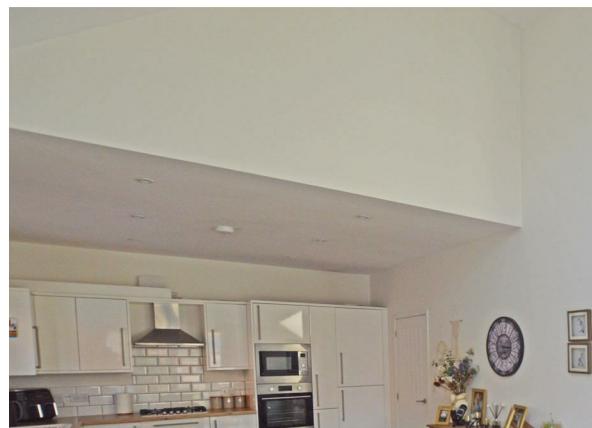
Enjoying a Cul De sac location this detached Bungalow is immaculate throughout and offers comfortable and stylish single storey living, positioned walking distance from local shops, pubs, restaurants, chemist, a school and playing fields, the property is also close to public transport stops.

This beautiful home in impeccable condition has been improved by the current owners and includes; Entrance Hall with a storage cupboard, spacious open plan fitted kitchen/Dining/Family Room with access to the rear Garden. There are three double Bedrooms and a stunning four piece family bathroom including a free standing bathtub, separate shower, wc and sink.

The rear garden is landscaped complete with a patio area, artificial turf and a gravel area, shed and Summer house. There is a single garage and off road parking.

Call now to arrange your viewing, this is not one to miss out on!

Council tax C  
Tenure freehold.



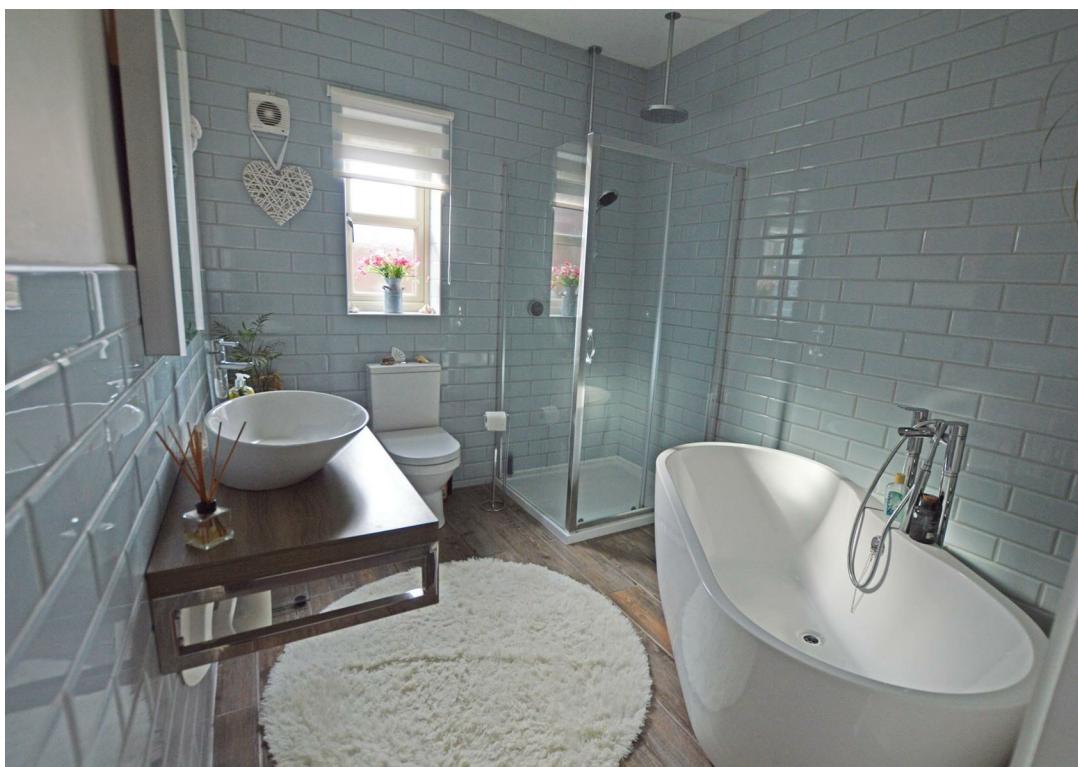


**Entrance Hall**  
Storage cupboard, door to the Garage.

**Lounge/Diner**  
25'6" x 9'10" (7.79m x 3.00m)  
Vaulted ceiling with twin Velux  
Windows, French doors to the rear  
Garden.



**Kitchen Breakfast Room**  
14'3" x 12'5" (4.35m x 3.79m)  
Fitted base and eye level Kitchen  
units with integrated appliances  
including, electric oven, microwave  
oven, hob and cooker hood, fitted  
dishwasher and washing machine,  
fridge and freezer.



**Bedroom 1**  
14'0" x 11'1" (4.27m x 3.39m)  
Bay window to the front aspect, fitted  
storage cupboards to one wall.

**Bedroom 2**  
12'9" x 10'0" (3.90m x 3.06m)

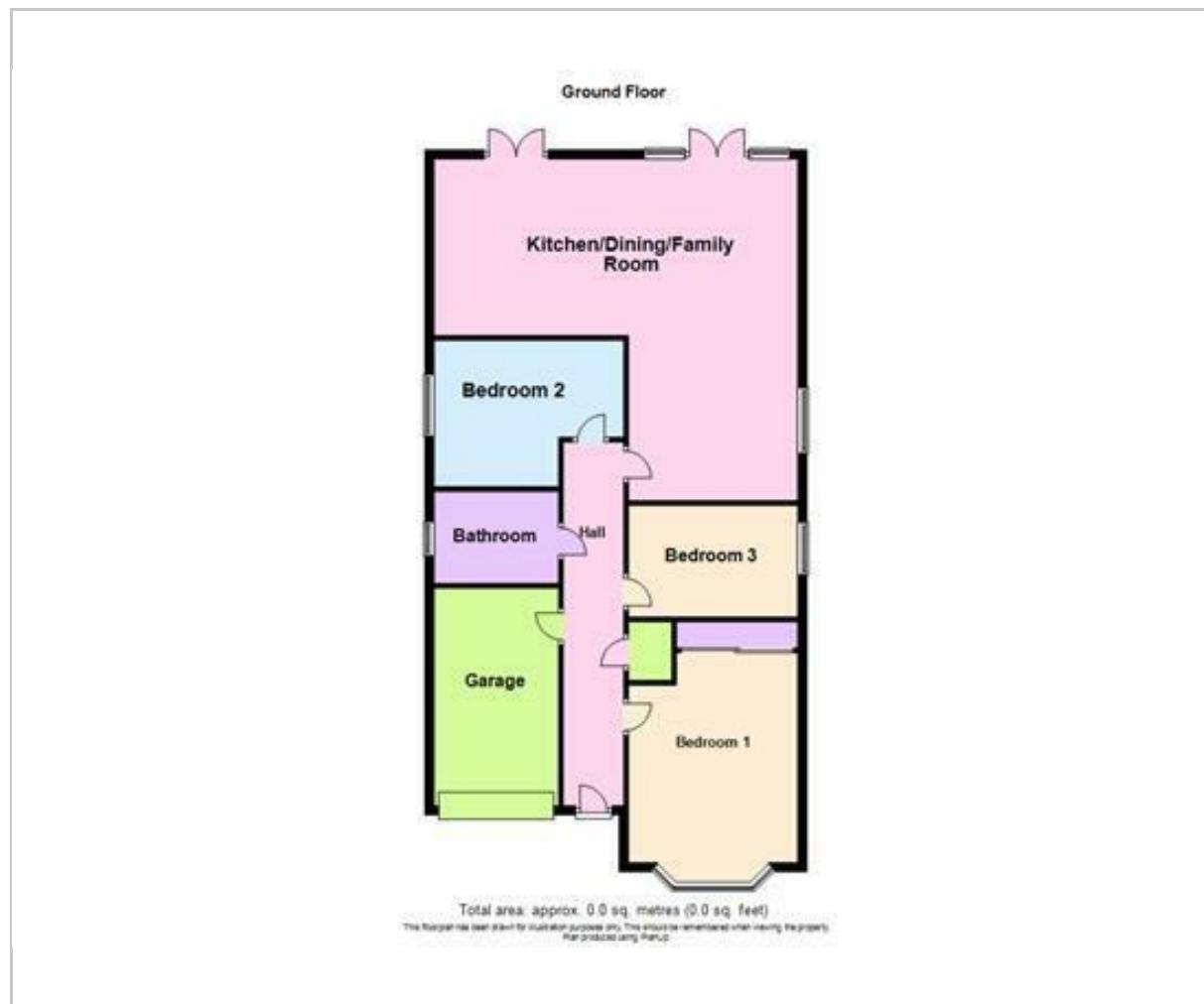
**Bedroom 3**  
12'5" x 8'0" (3.79m x 2.45m)

**Family Bathroom.**  
Fitted with a stand alone bath, shower  
cubicle, hand wash basin, low level  
WC

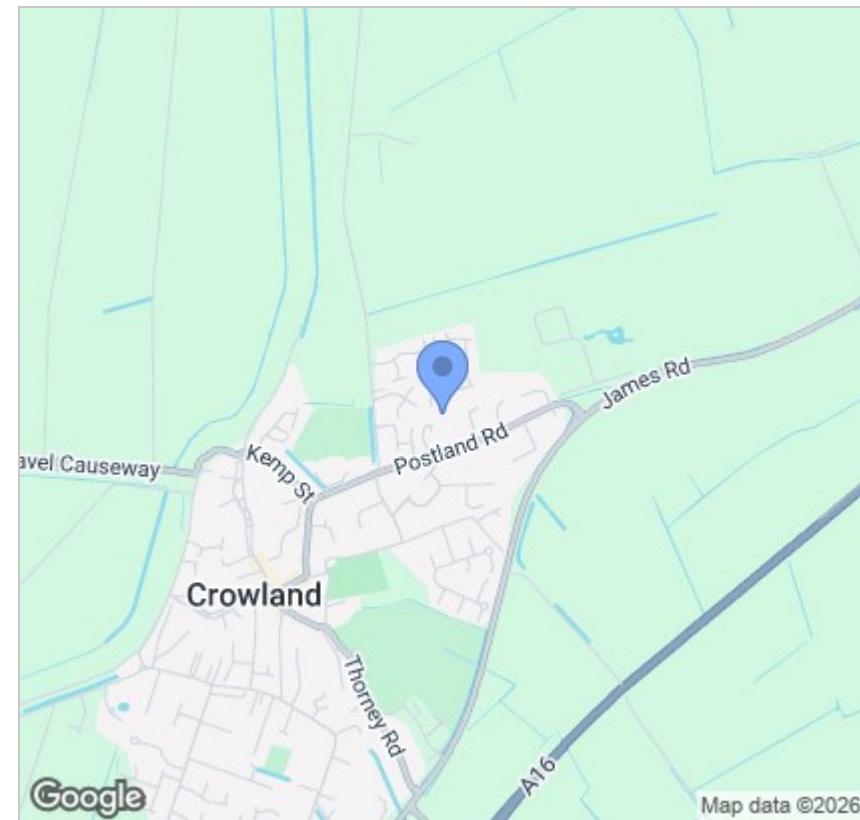
**Outside**  
To the front of the property is an open  
plan garden, ample parking space and  
Garage, side access leads to a  
landscaped rear Garden with easy  
maintenance artificial lawned area  
floral and shrub borders with a  
combined shed and Summer House.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
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.

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