

Firmin & Co. Estate Agents

19 Foreman Way

Crowland PE6 0DJ

£338,000

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This modern detached family home is located on the edge of historic Crowland. It is located between Peterborough and Spalding. Peterborough City Centre has trains to London within 49 minutes and has accessible links to the A1. Crowland has a range of local amenities and shops including a post office, chemist, pubs and restaurants. Crowland contains two sites of historical interest, Crowland Abbey and Trinity Bridge along with Snowden Field, which includes various play areas, allotment gardens, football pitches and open grassed areas used for general recreation and to host community events. There is also Abbey View medical centre and Library. Indeed the property is almost opposite a fenced in a well maintained child's play area.

Leading up to the property there is off-road parking for 2 vehicles as well as access into the garage which has a remote controlled electric up and over door. There is access to the rear garden down the side of the house. Upon entering the property there is an entrance hall with doors into the study/office, kitchen/dining room, lounge, downstairs WC, under stairs storage cupboard and stairs up to the first floor landing. The study/office has a window to the front of the property. The kitchen/dining room benefits from a dining area and a fitted kitchen comprising of matching wall and base units, plumbing for a washing machine, dishwasher and fridge/freezer, fitted oven, built-in four ring gas hob with extractor hood over. The lounge benefits from a gas fire and a set of French doors leading out to the garden as well as an entrance into the conservatory. The conservatory which has underfloor heating and a TV point provides further space for entertaining or for the kids and opens out to the garden.

Upstairs there are four double bedrooms. The master bedroom benefits from an en-suite shower room. The family bathroom comprises of a bath with a power shower over bath, wc and sink. Outside there is an enclosed rear garden mainly laid to lawn with a decking area perfect for entertaining in the summer evenings with the outside lighting. There is also a UPVC door into the garage.

With the distinct advantage of being sold with no onward chain, viewing is strongly recommended of this well presented family home.

Tenure Freehold.
Council Tax D.
Estate Charges Apply.

























Entrance Hall - 5.27m x 1.21m (17'3" x 4'0")

Study - 2.27m x 2.15m (7'5" x 7'1")

Downstairs WC

Kitchen/Dining Room - 8.37m x 2.96m (27'6" x 9'9")

Living Room - 4.96m x 3.21m (16'3" x 10'6")

Conservatory

First Floor Landing

Master Bedroom - 3.75m x 2.57m (12'4" x 8'5")

En-Suite

Bedroom Two - 4.92m x 3.21m (16'2" x 10'6")

Bedroom Three - 3.41m x 2.88m (11'2" x 9'5")

Bedroom Four - 3.49m x 3.41m (11'5" x 11'2")

Family Bathroom

Garage

Outside To the front of the property is an open plan garden laid to lawn with a driveway leading to the single Garage. The enclosed rear garden is laid to lawn with a fair degree of privacy backing onto the gardens of a large individual house.

Floor Plan

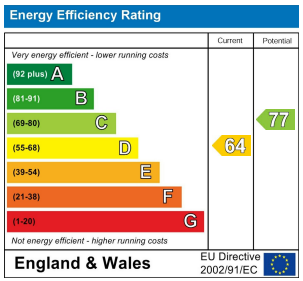


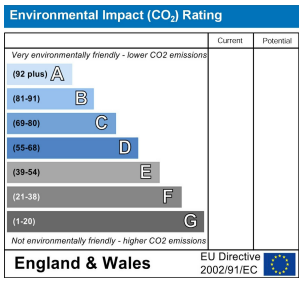
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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.

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.

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