



4 Elm Close
Crowland PE6 0FJ
£225,000



4 Elm Close

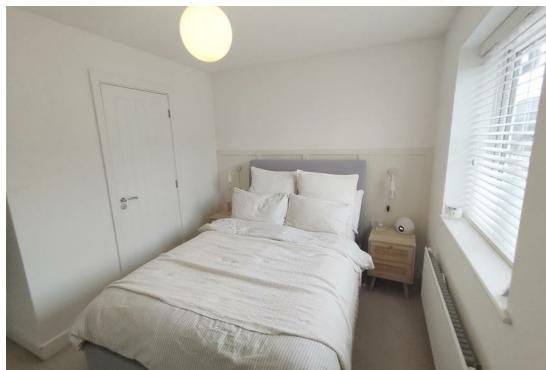
Crowland PE6 0FJ

To the front of the property there is a small gravelled area with a path leading up to the front door, off-road parking to the side and access to the rear garden. Upon entering the property there are stairs up to the first floor landing and a door into the lounge which benefits from a window to front and door through to the kitchen. The kitchen/dining room comprises of matching wall and base units, ceramic tile flooring, integral fridge, freezer, oven, hob, extractor and dishwasher. There is also plumbing for a washing machine, door into the downstairs wc and French doors opening out to the rear garden.

Upstairs on the first floor landing there are doors into both bedrooms and access into the loft. Bedroom one has space for wardrobes, window to front, cupboard above the stairs and door into the en-suite bathroom. The en-suite bathroom comprises of bath with shower attachment overhead, wc and sink. The second bedroom has two windows to rear and a door into an en-suite which comprises of shower, wc and sink.

Outside is an enclosed rear garden which is mainly laid to lawn with two patio areas surrounded by planters and a shed base.

Council tax band: B





Entrance Hall



Lounge - 5.26m x 3.04m (17'3" x 9'11")



Kitchen/Dining Room - 4.09m x 2.43m (13'5" x 7'11")

Downstairs wc

First Floor Landing

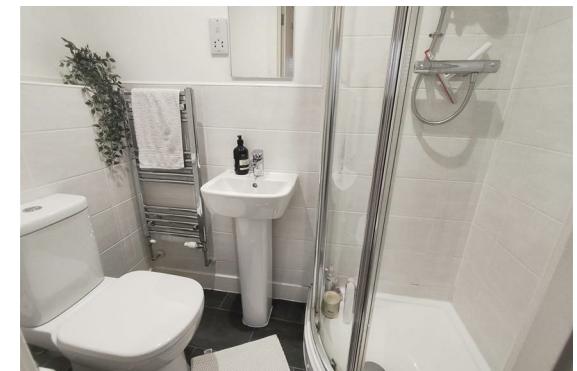
Bedroom One - 4.08m x 2.63m (13'4" x 8'7")

En-Suite

Bedroom Two - 4.09m x 2.50m (13'5" x 8'2")

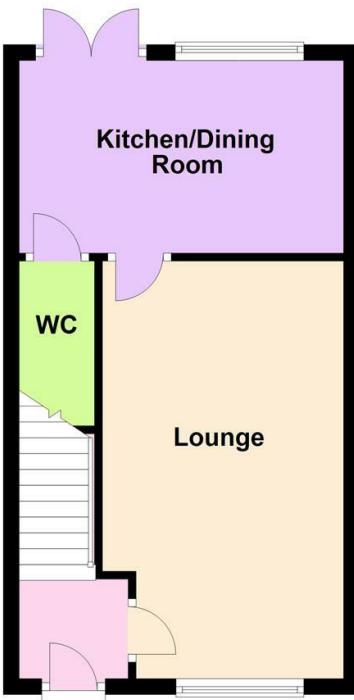
En-Suite

Outside

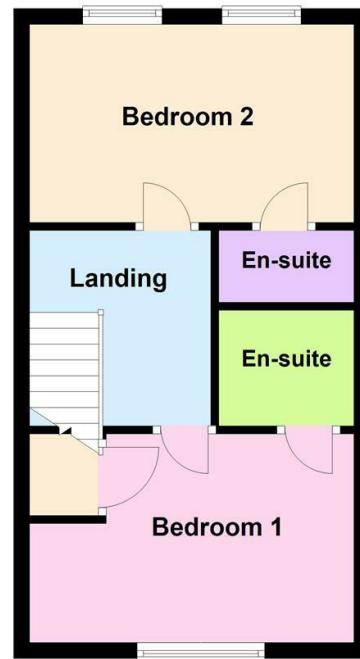


Floor Plan

Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(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.

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.