



16 Papworth Drive

Crowland PE6 0DQ

Offers in excess of £310,000



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Working from home couldn't be easier in this modern detached home. With Three Bedrooms and a fully functional purpose built Office/Cabin in the rear Garden there is no need to buy a four Bedrooms home just to get a Study! Enjoying a corner plot this family home has easy access to the town centre along with its amenities and the Peterborough to Spalding Road.

The accommodation has gas radiator heating, PVCu double glazing and comprises; Entrance Hall with the stairs to the first floor Landing, Cloakroom W.C. and comfortable Lounge with French Door access to the rear Garden. The fitted kitchen Diner is well appointed and leads to a Utility Room also with access to the rear Garden.

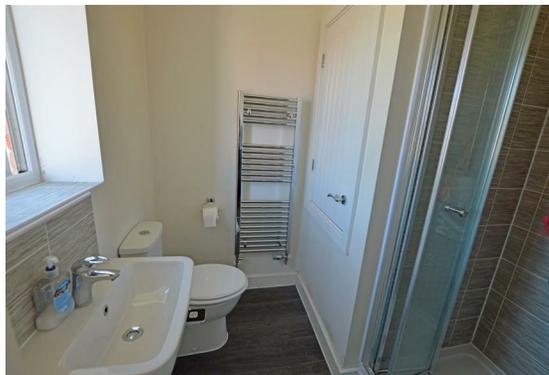
The First Floor Landing leads to an Ensuite Main Bedroom, there are two further Bedrooms and a Family Bathroom.

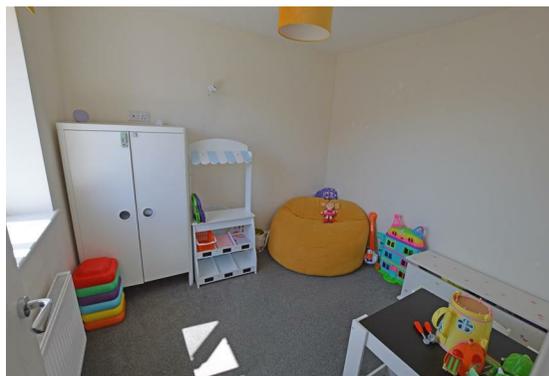
To the front of the house is a lawn garden with a privacy giving Beech Hedge. The enclosed rear Garden enjoys a sunny access and is laid to lawn with a patio seating area. Nestled partially out of view is a purpose built Office/Cabin 4.53m x 2.38m (15' x 7'9) which has power and light, internet connection and has planning permission along with potential to be plumbed. To the rear of the property is a single Garage with a driveway.

Viewing of this property is strongly recommended.

Tenure freehold
Council tax C
Estate Charges Payable
1065 Sq ft 99 sq m (source EPC)

The





Entrance Hall
Stairs to the first floor, doors to
Cloakroom W.C.

Lounge
18'3" x 10'8" (5.58m x 3.26m)
French doors to rear Garden

Kitchen Diner
18'3" x 10'6" (5.58m x 3.22m)
Fitted with a range of base and eye level
kitchen units, integrated appliances
including electric oven , induction hob with
cooker hood above, fridge freezer and
dishwasher. peninsula breakfast bar,
ceramic tiled floor. door to

Utility Room
Plumbing for a washing machine, under
stairs storage cupboard, door to the rear
Garden

First Floor Landing
Boiler Cupboard, doors to

Bedroom 1
11'8" min x 9'0" min (3.56m min x 2.76m min)
Built in wardrobes, door to

Ensuite Shower Room

Bedroom 2
11'0" x 10'10" (3.36m x 3.32m)

Bedroom 3
9'0" x 8'5" (2.76m x 2.59m)

Family Bathroom

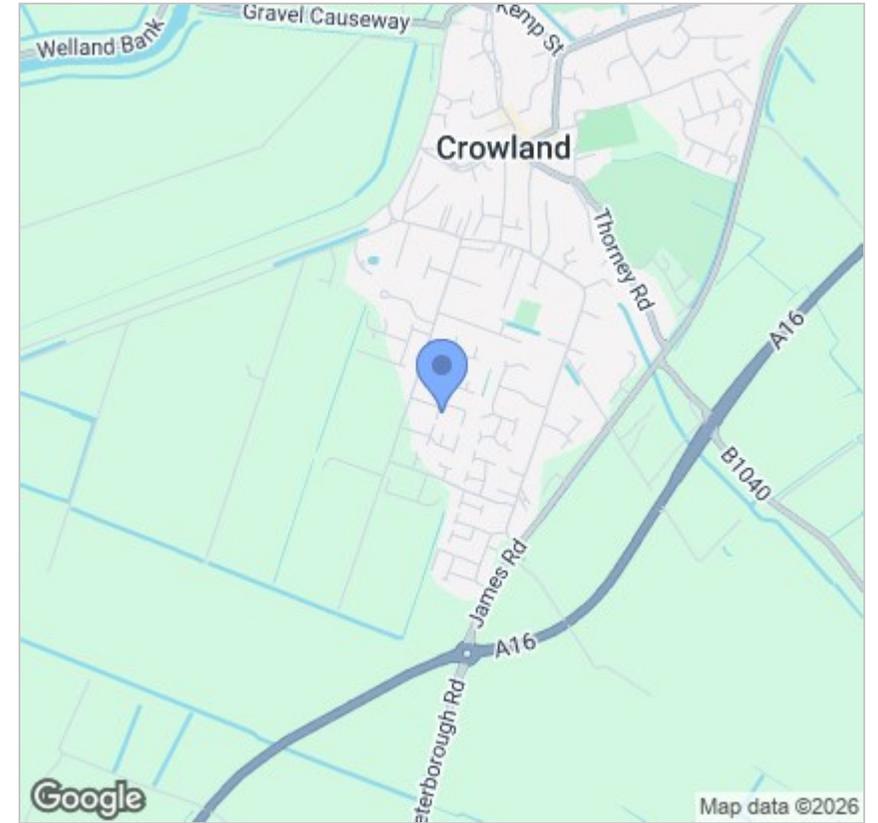
Outside
To the front of the property is a privacy
giving Beech Hedge and footpath access to
the front door. To the side of the property
is a gate into the rear garden which enjoys
a sunny aspect. Laid to lawn with floral
borders there is a patio seating area and a
purpose built Office/Cabin, with power and
light, internet access, full planning
permission and the potential for plumbing
to be fitted. The Office/Cabin is cleverly
hidden away to minimise its impact of the
view of the garden and give privacy to the
user. To the rear of the property is a single
Garage with eaves storage space and a
driveway to the front.



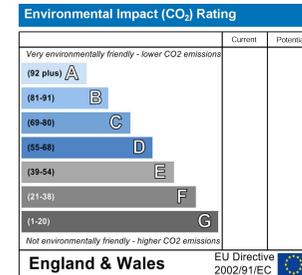
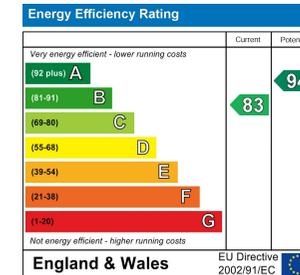
Floor Plan



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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