



3 St. Mary Close
Crowland PE6 0NR
£385,000



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With views of Crowland Abbey and backing onto 'The Kissing Grounds', this detached family home is superbly presented by the current owners who have also extended it, to provide spacious modern accommodation. Situated in a sought after location, the property is an 'Allison' home, is positioned with easy access to the town centre, its many public amenities and historic features.

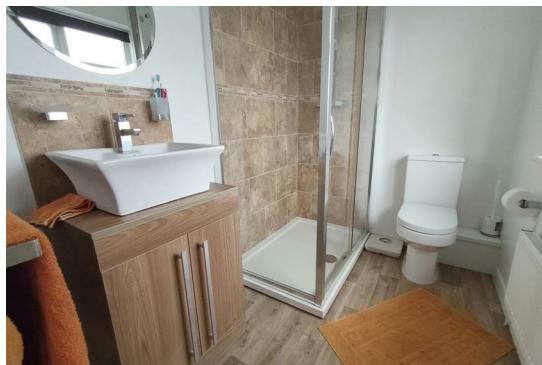
The accommodation offered comprises; Entrance hall with the stairs to the first floor and hardware and attractive Karndean Flooring, a good size Lounge with wood burner feature, spacious Dining Area and an attractive Garden Room overlooking the rear Garden. There is an attractive refitted Kitchen with quartz worktops, rear Lobby, Cloakroom W.C. and access to the Garage via a Utility Room.

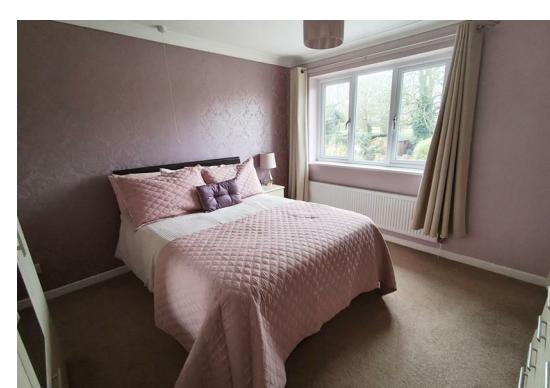
The first floor Landing leads to an Ensuite Main Bedroom, there are three further double Bedrooms and a family Bathroom.

Outside is gravelled off road parking with access to the Garage and gated side access, the large rear garden is mainly laid to lawn with a patio area, borders and views over the 'Kissing Ground', Snowden Field and the Abbey.

Viewing is strongly recommended to appreciate the size and quality of the accommodation offered in this rarely available location.

Tenure Freehold
Council Tax C





Entrance Hall

Lounge
14'8" x 11'11" (4.49m x 3.65m)
Opening through to

Dining Area
12'0" x 9'8" (3.66m x 2.97m)
French doors to

Garden Room
12'2" x 8'7" (3.71m x 2.62m)
French doors to the rear Garden

Kitchen
12'0" max x 9'0" max (3.66m max x 2.75m max)
Numerous base and eye level kitchen units with quartz worktops and ceramic tiled splashbacks, understairs cupboard and Pantry, door to

Rear Lobby
Door to the side path

Cloakroom W.C.

Utility Room
door to the Garage.

Landing

Bedroom 1
14'9" x 11'4" m (4.50m x 3.46 m)

Ensuite shower Room

Bedroom 2
12'0" max x 11'4" max (3.66m max x 3.47m max)

Bedroom 3
14'2" x 7'6" (4.33m x 2.31m)

Bedroom 4
12'0" x 7'8" (3.67m x 2.34)

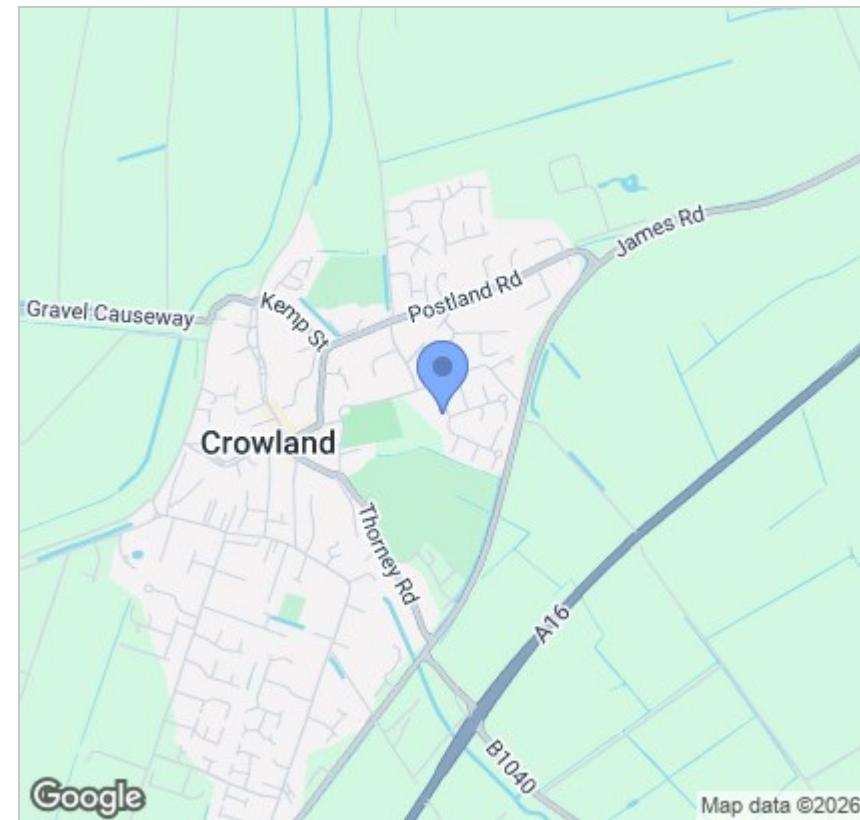
Family bathroom

Outside
To the front of the property is gravelled off road parking and a single Garage. The large rear Garden is laid mainly to lawn and is non overlooked to the rear.

Floor Plan



Area Map



Energy Efficiency Graph

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

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