



2a Broadway  
Crowland PE6 0BJ  
£375,000

## 2a Broadway

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Offering versatility and space this individually built detached Bungalow could offer family accommodation as well as comfortable retirement living. Set on the edge of Crowland but only a short drive to the town centre the property is not far from attractive walks and open countryside.

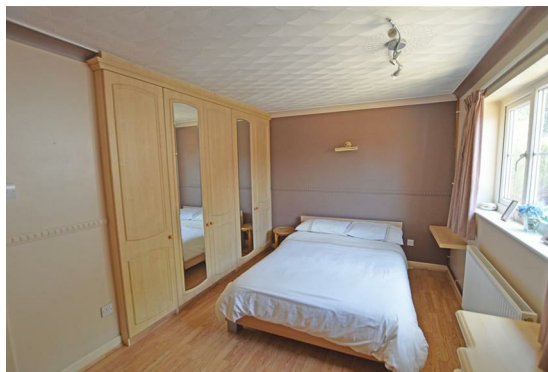
The accommodation offered comprises; Spacious Entrance Hall leading to a good size Lounge and separate Dining Room. The Kitchen Breakfast Room has been re-fitted by the current owners and offers access to one of the rear Garden's seating areas.

There are four double Bedrooms with an Ensuite W.C. to Bedroom 2. There is also a generous family Bathroom.

The front Garden offers ample off road parking with a single Garage, to the rear of the property the gardens are mainly hard landscaped for easy maintenance and include an outdoor kitchen and summer house.

Viewing is recommended.

Tenure freehold  
Council Tax D





Entrance Hall  
with doors to

Lounge  
21'9" x 12'10" (6.65m x 3.93m)  
Log burner feature, bow window to front  
aspect, double doors to

Dining Room  
12'9" x 9'8" (3.89m x 2.95m)

Kitchen Breakfast Room  
12'9" x 11'6" (3.89m x 3.53m)  
Re-fitted with a range of base and eye  
level units incorporating fitted cooker  
hood, plumbing for a dishwasher and  
automatic washing machine, door to the  
rear garden.



Bedroom 1  
17'5" x 11'1" (5.32m x 3.39)  
Fitted wardrobes to one wall, French  
doors to the front area.

Bedroom 2  
13'9" x 9'1" (4.21m x 2.77m)

Ensuite W.C.

Bedroom 3  
10'8" x 8'3" (3.27m x 2.53m )

Bedroom 4  
9'1" x 8'8" (2.78m x 2.65m )

Family bathroom

Outside  
To the front of the property is a gravel  
garden allowing ample parking and  
leading to a single Garage with an electric  
roller door. The rear garden is mainly hard  
landscaped for easy maintenance and  
incorporates an outside Kitchen with a  
clay oven, summer house and storage  
shed.



Floor Plan



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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Area Map



Energy Efficiency Graph

