



56 Postland Road  
Crowland PE6 0JB  
£350,000



## 56 Postland Road Crowland PE6 0JB

Positioned on one of Crowlands most sought after roads this detached Bungalow which demands early viewing, is being sold with no onward chain. Close to public transport and only a short drive to the town centre the property also enjoys good access to the A16 Peterborough Spalding Road.

With gas radiator heating and PVCu double glazing the accommodation comprises; Entrance Hall, comfortable, double aspect Lounge, fitted Kitchen Breakfast Room with a spacious Utility Room, three Bedrooms and a re-fitted Shower Room.

Viewing is strongly recommended to appreciate the well presented accommodation being offered by this individually built property.

Tenure Freehold  
Council Tax B





Entrance Hall  
Doors to

Lounge  
19'11" x 11'10" (6.09m x 3.62m)  
Fitted gas fire, dual aspect windows.

Kitchen Breakfast Room  
11'10" x 10'5" (3.61m x 3.18m)  
Fitted with an attractive range of base and eye level units, integrated double electric oven, hob and hood above.

Utility Room  
10'2" x 8'7" (3.11m x 2.62m)  
Plumbing for a washing machine, door to the rear Garden

Bedroom 1  
11'10" x 11'10" (3.62m x 3.61m)

Bedroom 2  
11'10" max x 10'5" max (3.62m max x 3.18m max)

Boiler Cupboard

Bedroom 3  
11'10" x 7'7" (3.61m x 2.32m)

Shower Room  
8'0" x 6'6" (2.45m x 2.00m)  
Low threshold shower enclosure, vanity hand wash basin, low level W.C

Outside  
To the front of the property is a gravel driveway and hardstanding giving ample off road parking and leading to a single Garage measuring 4.80m x 2.787m. The good size enclosed rear garden is laid mainly to lawn with a good size patio area.



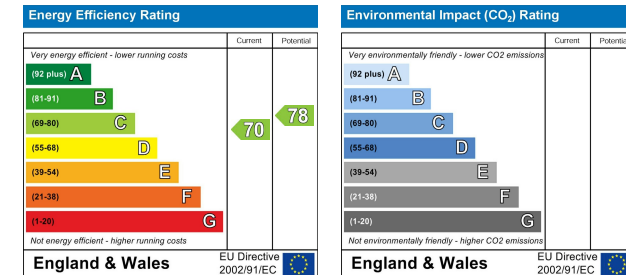
## Floor Plan



## 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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