



14 Kemp Street

Crowland PE6 0HE

£197,500

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Welcome to Kemp Street, a comfortable 2 bedroom semi-detached home within the residential area of PE6 0HE. Fully renovated, with brand new flooring, appliances, fixtures and fittings.

On entry, you are welcomed by the spacious living room that is ideal for a family. The living room additionally offers new wooden lino to create a new-build atmosphere. Walking past the living room, you're greeted with a renovated kitchen which is decently sized. As you walk further into the house you are secretly greeted by the utility area which has multiple plumbing spots installed. Shortly afterwards, you enter the downstairs bathroom which features fitting from high quality tiles placed all over the bathroom to give it the modern look.

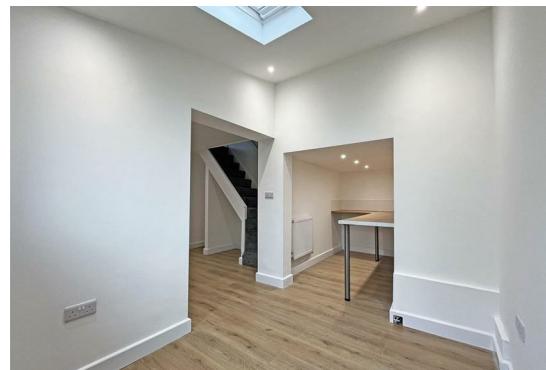
Once you make your way upstairs, you find 2 spacious sized bedrooms finished with a modern look to catch your eye. One of the bedrooms (main bedroom) features an en-suite.

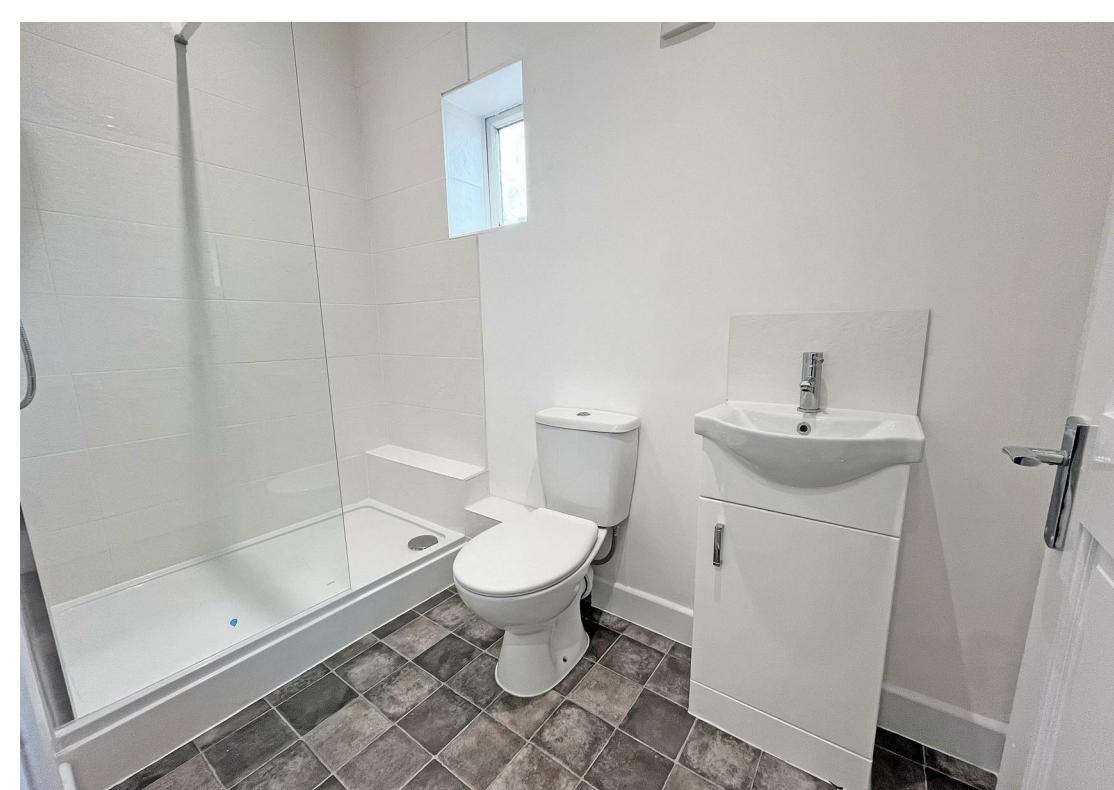
This property has on-street parking and possibility of parking to the rear making use of the garden past the rear barn. Detached Barn to the rear. Five separate downstairs rooms and a first floor room. Rear garden is separate to the property and the rear of the barn which has vehicular access to it.

Property is offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: A





Ground Floor

Lounge

12'7" x 11'7" (3.85m x 3.54m)

Kitchen Area

12'11" x 8'10" (3.96m x 2.70m)

Dining & Utility Area

16'9" max x 7'3" max (5.13m max x 2.21m max)

Shower Room

First Floor

Landing

Bedroom One

12'7" max x 11'6" max (3.84m max x 3.51m max)

En Suite

Bedroom Two

9'10" x 8'9" (3.02m x 2.69m)

Detached Barn Ground Floor

Room One

14'0" x 10'8" (4.27m x 3.27m)

Room Two

10'8" x 9'8" (3.27m x 2.95m)

Room Three

10'8" x 9'7" (3.27m x 2.93m)

Room Four

12'1" x 9'2" (3.7m x 2.81m)

Room Five

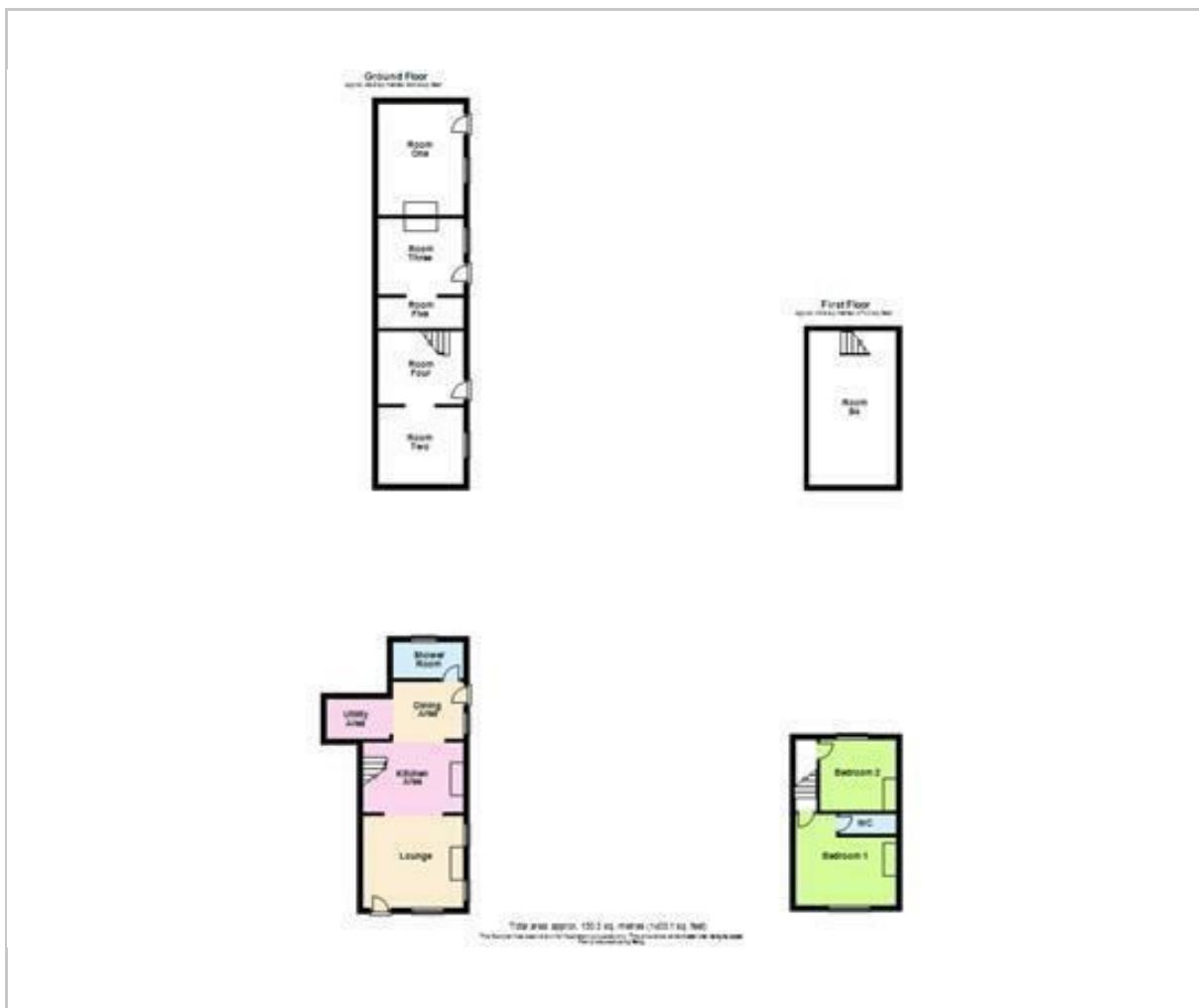
10'8" x 3'10" (3.27m x 1.18m)

Detached Barn First Floor

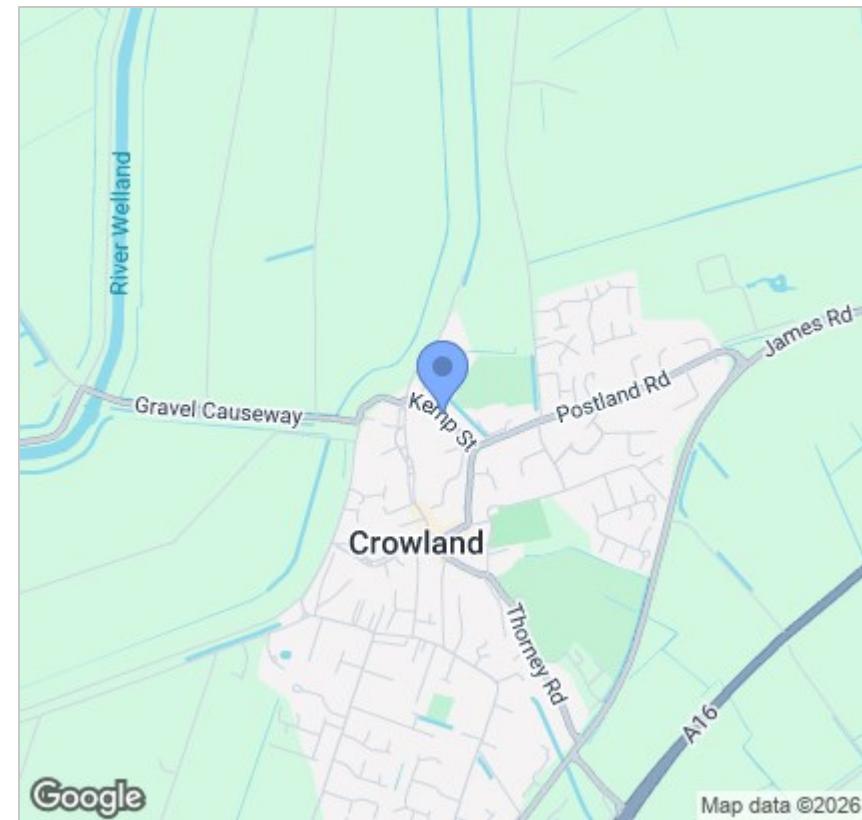
Room Six

10'8" x 19'3" (3.27m x 5.88m)

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.

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.