



65 North Street  
Crowland PE6 0EF  
£325,000



## 65 North Street

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Viewing of this thatched grade II listed cottage is strongly urged to appreciate its position within Crowland's conservation area. Located overlooking 'The Greens' the building oozes character and period features but offers many up to date facilities set amongst similar cottage properties and is only a short walk from Crowland town centre with its many amenities and historical buildings including Crowland Abbey and Trinity Bridge. Central to Crowland is a large open space, Snowden Field, which includes various play areas, allotment gardens, football pitches and open grassed areas used for general recreation and to host community events. There is also Abbey View medical centre, Library and crowlands primary and junior school.

The accommodation comprises; Lounge with woodburner feature, Study/2nd Bedroom leading to a Jack & Jill Bathroom, spacious and well appointed Kitchen Breakfast Room. The inner Hallway leads to Bedroom 4/Dining Room.

A spiral staircase leads to an addition Lounge with numerous period features including Vaulted ceilings, a main Bedroom, Shower Room and Bedroom 3.

Outside are cottage gardens and off road parking for numerous vehicles.

Council tax B  
EPC Exempt







**Lounge**  
 17'8" x 15'1" (5.40m x 4.62m)  
 Numerous exposed ceiling beams, fitted wood burner, spiral staircase to the first floor and additional Lounge, wood block flooring, school style radiators, doors to

**Study Bedroom 2**  
 10'2" x 8'3" (3.10m x 2.53m)  
 School style radiator, sliding door to

**Jack & Jill Bathroom**  
 Exposed stone walling feature

**Kitchen Breakfast Room**  
 16'3" x 15'7" (4.96m x 4.77m )  
 Extensive range of fitted kitchen units incorporating, large 'butler' style sink and monobloc tap, double electric oven, microwave, induction hob and hood above, eye level display storage units, fitted dishwasher, fridge and freezer, tall storage cupboards to one wall, wood block flooring, Rayburn range and bifold doors to the rear garden.

**Inner Hallway**  
 Door to

**Bedroom 4/Dining Room**  
 11'3" x 9'6" (3.45m x 2.90m)  
 French doors to the rear garden

**Additional Lounge**  
 16'2" x 12'7" (4.94m x 3.85m )  
 Vaulted ceiling with exposed beams, dorma style cottage windows, 'School' style radiator, stairs to Shower Room

**Bedroom 1**  
 17'1" x 13'8" (5.22m x 4.17m)  
 Dorma style cottage windows to two aspects. 'School' style radiator

**Shower Room**  
 9'8" x 6'8" (2.97m x 2.05m )  
 door to

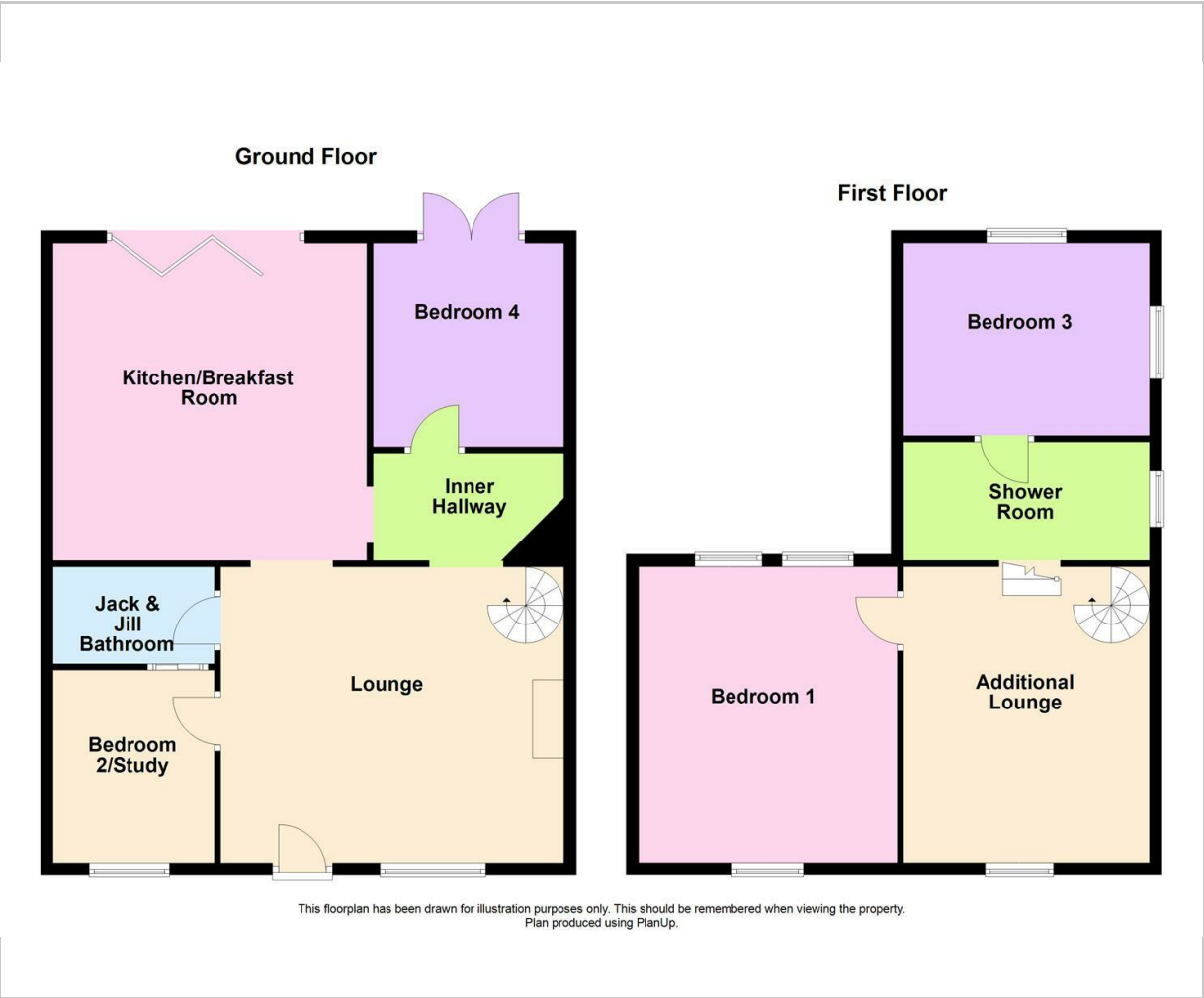
**Bedroom 3**  
 10'0" x 9'10" (3.06m x 3.01m )  
 Windows to two aspects

**Outside**  
 To the front of the property are views over 'The Greens' the enclosed rear garden is laid to lawn with numerous floral, shrub and herb borders. There is a vegetable garden, summer house and additional garden along with ample vehicular parking accessed via Cluttons Close





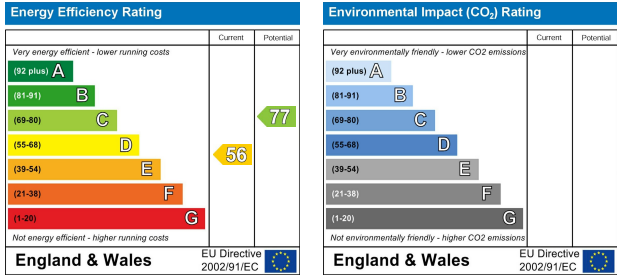
Floor Plan



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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9 North Street,  
Crowland, PE6 0EG  
T: 01733 259995  
E: crowland@firminandco.co.uk