



9 St. Botolphs Way
Thorney PE6 0SL
£265,000

9 St. Botolphs Way

Thorney PE6 0SL

Being sold with no onward chain, this semi detached chalet style house has been extended to provide well presented, comfortable accommodation in a sought after village location. Set to the bottom of a small Cul De Sac the property is only a short drive from the local amenities which include convenience stores, doctors surgery, public house, the attractive Abbey Area and within walking distance, the local Duke Of Bedford Primary School.

With easy access to the A47 the accommodation comprises; Entrance Hall with the stairs to the first floor Landing, Lounge Diner and extended Sitting Room with bifold doors to the rear Garden. The Kitchen Breakfast Room is well appointed and leads to a good size Utility Room and ground floor Shower Room.

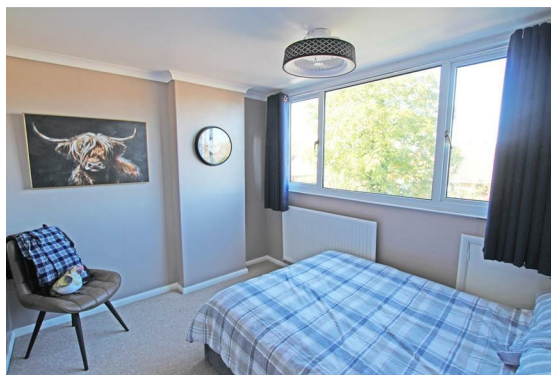
The Landing leads to three Bedrooms and an attractive Bath/Shower Room.

Outside is ample off road parking, a single Garage and easy to maintain rear Garden.

Viewing of this extended property is strongly urged to appreciate the position of the property and accommodation offered.

Tenure Freehold
Council Tax B





Entrance Hall
Stairs to the first floor

Lounge Diner
20'2" max x 8'5" max (6.17m max x 2.58m max)
'L'Shape Room, Breakfast bar, opening to

Sitting Room
12'8" x 9'11" (3.87m x 3.03m)
Bifold doors to the rear Garden

kitchen Breakfast Room
7'9" x 8'9" max (2.37m x 2.69m max)
Fitted with a range of base and eye level kitchen units, door to

Utility Room
19'10" x 3'7" (6.05m x 1.11m)
Door to the front garden area, plumbing for a washing machine, door to

Ground Floor Shower Room

Landing
Doors to

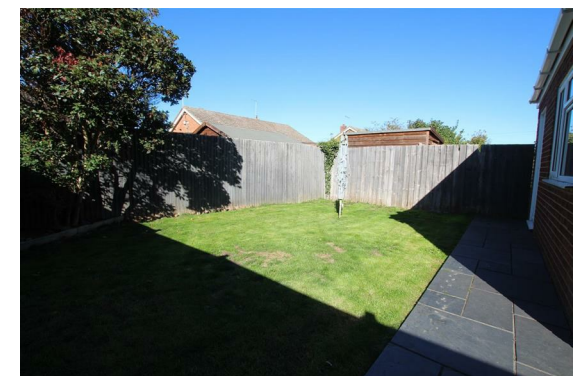
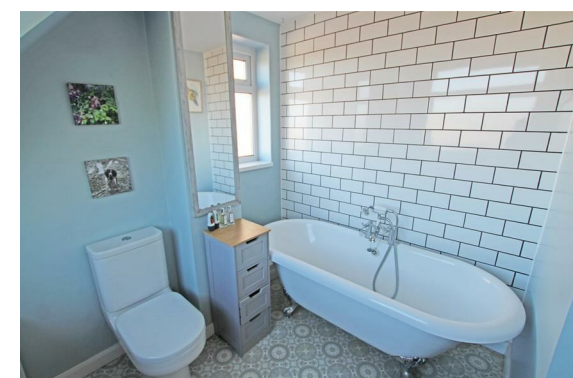
Bedroom 1
11'5" x 8'5" min (3.50m x 2.58m min)
Range of fitted wardrobes

Bedroom 2
10'3" x 8'5" (3.13m x 2.58m)
Crawl Space storage cupboard

Bedroom 3
11'5" x 7'6" (3.50m x 2.31)

Bath/Shower Room
Four piece suite comprising, shower cubicle, stand alone roll top bath, hand wash basin, low level W.C

Outside
To the front of the property is a gravel hardstanding garden and driveway leading to a single Garage which has an up & over door with power and light connected. The enclosed rear garden is laid to lawn, with an attractive slabbed patio and raised borders. There is a built in storage shed.



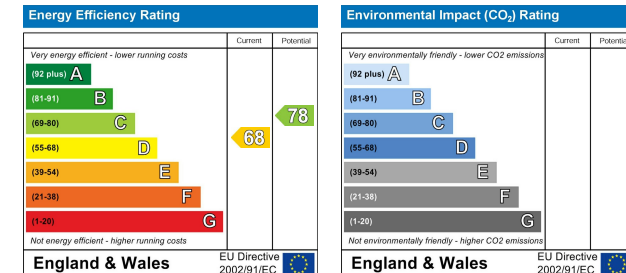
Floor Plan



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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