



36 Broadway

PE6 OBJ

£354,995



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Located within walking distance to the centre of Crowland and it's many amenities, this linked detached Cottage offers spacious and versatile family accommodation. The property also enjoys easy access to both the A16 Spalding Road to Peterborough and B1166 to the Deepings.

The accommodation comprises; Entrance Porch, spacious Lounge Sitting Room, a separate Dining Room/4th Bedroom and fitted Kitchen Breakfast Room. The ground floor also includes a Utility Room/workspace, rear Hallway, Shower Room, W.C. and a Sun Room with access to the rear Garden and covered area.

The first floor landing leads to three double Bedrooms and a spacious Bath/Shower room, part of which may be able to be incorporated into Bedroom two as an Ensuite.

Enclosed the garden is enclosed, laid to lawn with a patio, covered area and access to two conjoined outbuildings.

Viewing of this versatile family home is recommended.

Council tax C
Tenure Freehold.





Entrance Porch

Lounge

22'11" x 14'4" (7m x 4.37m)

Fireplace feature, stairs to the first floor, storage cupboard.

Dining Room

12'9" x 11'7" (3.91m x 3.54m)

Fireplace feature, door through to;

Kitchen Breakfast Room

11'6" x 9'10" (3.53m x 3m)

Door to the rear Garden



Utility/Workspace

8'10" min x 11'5" (2.70m min x 3.48m)

Rear Hallway

Shower Room

Separate W.C.

Sun Room

10'3" x 9'2" (3.14m x 2.80m)

Doors through to rear Garden and covered area.

First Floor Landing

Doors to;

Bedroom 1

14'4" max x 12'9" max (4.37m max x 3.90m max)

Bedroom 2

12'9" x 11'7" (3.90m x 3.55m)

Bedroom 3

11'5" x 8'4" (3.49m x 2.55m)

Bath/Shower room

11'8" x 9'8" (3.58m x 2.95m)

Outside

To the front of the property is a Cottage style garden with pedestrian access to the front door. To the side of the property is a Driveway giving off road parking and access via double gates through to the enclosed Garden. Enclosed, the Garden is laid to lawn, there is a covered area and two good size outbuildings.



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.

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Area Map



Energy Efficiency Graph

