



**17 East Street  
Crowland PE6 0EN**

Only a few steps away from Crowland Abbey and the historic Trinity Bridge, this period townhouse was once a shop in the centre of the town's conservation area. Mingled in amongst Crowlands many amenities the location has superb access to the library, doctors surgery, Snowden Fields, cafe's and convenience stores.

Potentially being sold with no onward chain the accommodation comprises; Lounge, inner Hallway with access to a Cellar. There is a Dining Room, Breakfast Room and Kitchen. There is also a W.C and Utility Room accessed via the enclosed courtyard garden.

The First Floor landing leads to a main Bedroom with built in wardrobes and a good size Ensuite with a Roll Top, Claw Foot Bath feature. On this floor is another double Bedroom with built in wardrobes.

The remaining Floor has two further Bedrooms and a Family Bathroom.

Internal viewing of this attractive property is strongly recommended to appreciate the space on offer and the feel of the period of history in this historic location.

Tenure Freehold  
Council Tax B





Lounge  
12'4" x 11'11" (3.78m x 3.65m)  
Fireplace feature, opening through to

Hallway  
Stairs to the first floor Landing and Cellar

Dining Room  
11'2" x 10'10" (3.41m x 3.32m)  
Opening to

Breakfast Room  
8'8" x 7'8" (2.66m x 2.36m)

Kitchen  
12'2" x 7'3" (3.73m x 2.23m)  
Fitted with a range of base and eye level kitchen units, integrated double oven, hob and cooker hood. Dishwasher.

Landing  
Doors to

Main Bedroom  
11'7" x 9'8" min built in wardrobes (3.55m x 2.95m min )  
built in wardrobes

Bedroom 2  
12'4" x 10'7" min (3.78m x 3.23m min )  
Built in wardrobes

2nd Floor Landing  
Doors to

Bedroom 3  
13'1" x 10'6" min (4.00m x 3.21m min)  
Built in wardrobes

Bedroom 4  
11'2" x 5'3" (3.41m x 1.62m )

Family bathroom

Outside  
To the rear of the property is a courtyard garden with floral/shrub borders, a Utility Room and W.C.



## Floor Plan



## Area Map



## Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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