



17 South Street
Crowland PE6 0AH
£1,350 Per month

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This impressive four bedroom period property is located in Crowland and is being sold. The ground floor features a hall with a hardwood sealed unit single glazed window to the rear and original terracotta tiled flooring. The lounge is spacious, measuring an impressive 23'2" x 17'2" with a hardwood sealed unit double glazed window to the front and bi-folding doors leading to the patio area. The separate sitting room offers a hardwood sealed unit double glazed window to the front and laminate flooring.

The modern refitted kitchen features a matching range of base and eye-level units, porcelain sink with single drainer, integrated fridge, built-in electric fan assisted oven, built-in electric hob with extractor hood, and a hardwood sealed unit double glazed window to the rear. The separate utility room is fitted with a matching range of base cupboards and has plumbing for a washing machine and dishwasher.

The first floor features four bedrooms, including a spacious master bedroom, and a four-piece bathroom suite. The bathroom has a deep roll-top bath with ornamental feet and mixer tap, pedestal wash hand basin, tiled double shower cubicle, and WC, tiled splashbacks, and a PVCu frosted sealed unit double glazed window to the rear.

The property also boasts a large rear landscaped garden with a patio area, perfect for alfresco dining and enjoying the outdoors. There is also a garden room in the garden with electric and 2 Velux windows, and bi-folding doors, making it ideal for summer gatherings with friends and family. Close to Crowlands landmark historical buildings, Snowden Field and the doctors surgery are nearby.

Tenure Freehold
Council Tax - A





Entrance Hall:

Lounge/dining:
23'2" x 17'2" Max

Sitting Room:
13'10" x 13'6"

Kitchen:
13'6" x 8'11"



Utility:
8'8" x 7'10"

Bedroom One:
14'2" x 11'11"

Bedroom Two:
12'7" x 11'11"

Bedroom Three:
13'10" x 10'11"

Bedroom Four:
11'11" x 6'3"

Garden Room:
19'3" x 12'1"



Ground Floor

The Ground Floor plan consists of two main areas. On the left is a large pink rectangular area labeled 'Garden Room', which contains two smaller dashed rectangular outlines. To the right of the Garden Room is a narrow, vertical green rectangular area labeled 'Shed'. A small grey zigzag line is located at the bottom left corner of the Garden Room, and a small green zigzag line is at the bottom right corner of the Shed.

First Floor

The First Floor plan is divided into several rooms. On the left side, there is a light blue rectangular area labeled 'Utility'. Below it is a purple rectangular area labeled 'Kitchen/Diner'. To the right of the Kitchen/Diner is a large green rectangular area labeled 'Sitting Room'. In the center of the floor plan is a pink rectangular area labeled 'Hall'. To the right of the Hall is a large orange rectangular area labeled 'Lounge'. Above the Hall is a small white rectangular area labeled 'WC'. To the right of the Lounge is a large light blue rectangular area labeled 'Bedroom 1'. To the left of Bedroom 1 is a purple rectangular area labeled 'Bedroom 4'. To the left of Bedroom 4 is a pink rectangular area labeled 'Bedroom 2'. To the left of Bedroom 2 is a green rectangular area labeled 'Bedroom 3'. To the right of Bedroom 3 is a light orange rectangular area labeled 'Bathroom'. A central 'Landing' area with a staircase is located between the bedrooms and the bathroom. The rooms are color-coded: Utility (light blue), Kitchen/Diner (purple), Sitting Room (green), Hall (pink), Lounge (orange), WC (white), Bedroom 1 (light blue), Bedroom 2 (pink), Bedroom 3 (green), Bedroom 4 (purple), and Bathroom (light orange).

This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Please contact our Lettings Office on 01733 973673
if you wish to arrange a viewing appointment for this property or require further information.

Firmin
& **Co.**
Estate Agents

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		81	63
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		81	63
England & Wales EU Directive 2002/91/EC			