



# 1 Orchard Close, Crowland PE6 0FN

£375,000





\*\*\* LOCATED DOWN A CUL DE SAC OF JUST 3 HOMES \*\*\* "Built in 2021, this modern chalet bungalow is beautifully presented throughout. The 1st floor features 2 spacious double bedrooms, both with built in wardrobes, and also the family 4 piece bathroom. On the ground floor is a spacious open plan kitchen/living space with French doors out onto the garden. You will also find another bedroom, wet room, utility and entrance hall. Outside there is 2 parking spaces and the garage. Viewings are essential to appreciate the location and also condition this home has to offer. EPC Energy Rating - B/Council Tax Band - C".



# **ENTRANCE HALL**

9' 6" X 12' 1"(min)(2.90m X 3.68m) 4' 5" x 7' 9" (1.35m x 2.36m) and stairs to first floor.

# KITCHEN / LIVING SPACE

23' 2" (max) x 20' 5"(7.06m x6.22m) 18' 0"(min) (5.49m) (approx) Fitted **WET ROOM** with a base and eye level units with 6' 6''  $\times$  8' 3'' (1.98m  $\times$  2.51m)hob, breakfast bar, plumbing for a heated towel rail. Window to side. dishwasher integrated fridge/freezer and two radiators. Two UPVC double glazed windows to side, window to front, window to rear and French doors to side.

# **UTILITY ROOM**

16' 2" (max) (4.93m) (approx) Door (approx) Fitted with base units with to front, UPVC double glazed work surface over, sink unit with window to front, cupboard, radiator mixer tap, plumbing for a washing machine, space for a tumble dryer and wall mounted boiler. Door to rear.

work surfaces over, sink unit with (approx) Fitted with a low level W/C, mixer tap, integrated double oven, wash hand basin, shower and

# **BEDROOM 3**

10' 9" x 11' 6" (3.28m x 3.51m) (approx) Window to front and radiator. Door to wet room.

# FIRST FLOOR LANDING

Cupboard and radiator.

# **BEDROOM 1**

15' 5" x 18' 0" (4.70m x 5.49m) (approx)Window to side, velux window to rear, built in wardrobe and radiator.

# **BEDROOM 2**

13' 6" x 18' 0" (4.11m x 5.49m) **OUTSIDE** (approx) Window to side, velux The rear of the property has fencing, window to rear, cupboard, built in laid to lawn, paved patio and mature wardrobe and radiator.

# **BATHROOM**

5' 5" x 10' 1"(max) (1.65m x 3.07m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath, shower cubicle and heated towel rail. Velux window to rear.

# **GARAGE**

shrubs.

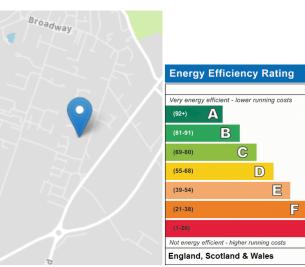
#### **AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.









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