



**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) 16' 2" (max) (4.93m) (approx) Door to front, UPVC double glazed window to front, cupboard, radiator 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 with a base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, breakfast bar, plumbing for a 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

4' 5" x 7' 9" (1.35m x 2.36m) (approx) Fitted with base units with work surface over, sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and wall mounted boiler. Door to rear.

### WET ROOM

6' 6" x 8' 3" (1.98m x 2.51m) (approx) Fitted with a low level W/C, wash hand basin , shower and heated towel rail. Window to side.

### 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) (approx) Window to side, velux window to rear, cupboard, built in 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

### OUTSIDE

The rear of the property has fencing, laid to lawn, paved patio and mature 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.

