



38 HALL STREET, CROWLAND
PE6 0EW

£370,000

FREEHOLD



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residential

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Featuring a 23’ x 13’ kitchen/dining room with bi-folding doors opening onto the private rear garden, this non-estate, individual, detached modern home has four DOUBLE bedrooms to the first floor including a large master with en-suite. Entered via an impressive entrance hall, this well-kept home has an oversized garage, ample parking to the front and enjoys views over a large green with mature trees opposite. Viewing of this home is highly advised to appreciate the superb accommodation available with this much-loved home.

Entrance door opening to

HALLWAY

A spacious hallway with stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

LOUNGE 18’9 x 10’1 (5.72m x 3.07m)

A light and airy room with French doors opening onto the rear garden, radiator, wall-mounted TV point and window to front elevation.

KITCHEN/DINING ROOM 23’ x 13’6 (7.01m x 4.11m)

A large L-shaped kitchen/dining room with bi-folding doors opening onto the rear garden, this room has a range of ample contemporary wall and base units with built-in appliances, breakfast bar, sink unit, wall tiling, tiled flooring, window to rear elevation, dining area and door to

UTILITY ROOM 8’10 x 4’9 (2.69m x 1.45m)

With plumbing for washing machine, space for tumble dryer, window to front elevation and internal door to garage.

LANDING

With built-in airing cupboard.

BEDROOM ONE 18’9 x 8’9 (5.72m x 2.67m)

A large master bedroom with radiators, windows to front and rear elevations and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC and windows to front and rear elevations.

BEDROOM TWO 11’7 x 10’2 (3.53m x 3.10m)

With radiator and window to front elevation.

BEDROOM THREE 13’6 x 7’ (4.11m x 2.13m)

With radiator and window to rear elevation.

BEDROOM FOUR 10’10 x 7’ (3.30m x 2.13m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC and window to front elevation.

OUTSIDE

The property, which is set behind a small dwarf wall, has a gravel driveway which provides parking for at least four vehicles and leads to an oversized single garage.

The rear garden, which provides a high degree of privacy, is enclosed by fencing and mainly laid to lawn with patio area, paving and side access.

EPC RATING: B

COUNCIL TAX BAND: D (SOUTH HOLLAND)

Awaiting Floorplan

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