



**102 NORTH STREET, CROWLAND
 PE6 0EF
 OFFERS OVER £318,000**

FREEHOLD



**briggs
 residential**

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Situated on a good size plot and enjoying views over countryside from the first floor bedrooms, this extended detached family home is situated in a superb location at the end of North Street overlooking a green with mature trees. With a kitchen/breakfast room and good size lounge/dining room leading through to a conservatory, this home also has a ground floor shower room, utility room and a lovely enclosed lawned garden to the rear. Viewing of this home is highly advised so call the Briggs Team today.

Entrance door opening to

PORCHWAY

With door leading to

ENTRANCE HALL

With radiator and stairs leading to first floor.

LOUNGE/DINING ROOM 26' x 12'4 max (7.92m x 3.76m max)
Featuring an ornamental cast-iron fireplace, this light and airy room has a large picture window to front elevation, radiator, TV point, dining area and French doors opening to

CONSERVATORY 9'9 x 9' (2.97m x 2.74m)
A brick and UPVC conservatory with door leading to rear garden.

KITCHEN/BREAKFAST ROOM 15' x 12'6 (4.57m x 3.81m)
With a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, window to rear elevation, breakfast area, window to side elevation and door to

INNER HALLWAY
With door to rear garden and door to Shower Room and Utility Room.

SHOWER ROOM
A good size, fully tiled room with walk-in shower area, wash-hand basin, low flush WC and window to side elevation.

UTILITY ROOM 10'2 x 7'7 (3.10m x 2.31m)
With a range of modern base units with plumbing for washing machine, space for tumble dryer and window overlooking rear garden.

LANDING

BEDROOM ONE 15'8 x 11' (4.78m x 3.35m)
With radiator and window to front elevation.

BEDROOM TWO 12'6 x 11'3 (3.81m x 3.43m)
With radiator and window to rear elevation.

BEDROOM THREE 7'9 x 7'5 (2.36m x 2.26m)
With radiator and window to front elevation.

BATHROOM
Comprising panelled bath with shower above, wash-hand basin, low flush WC, radiator, wall tiling and window to rear elevation.

OUTSIDE
The property is approached via a long driveway which provides parking for several vehicles and leads to a single garage.

The front garden is neatly kept and mainly laid to lawn, whilst the rear garden, which is of an exceptionally good size and provides a high degree of privacy, is mainly laid to lawn with large patio area, mature shrubs, conifers and timber summerhouse. At the end of the garden is a relaxing gravelled area with timber shed and raised bank with mature trees and shrubs.

EPC RATING: D COUNCIL TAX BAND: D (SOUTH HOLLAND)



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