



A photograph of the exterior of a two-story brick detached house. The property has a large rear garden with a lawn, a wooden fence, and a small tree. A white van is parked in the driveway. The address 102 is visible on the property.

**102 NORTH STREET, CROWLAND  
PE6 0EF**

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**S**ituated 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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