

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**30 PAPWORTH DRIVE, CROWLAND  
PE6 0DQ**

**£360,000**

**FREEHOLD**



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Featuring an exceptionally large, fully enclosed rear garden and set on a corner plot, this detached family home features **FOUR DOUBLE bedrooms** and also has an oversized double garage and generous sized ground floor accommodation. With a 22' kitchen/dining room, ideal for a young family, and a good size lounge with patio doors leading onto the rear garden, this well-kept home must be seen to appreciate the superb accommodation available.

Front entrance door opening to

**HALLWAY**

A good size entrance hall with stairs leading to first floor with cupboard below and radiator.

**CLOAKROOM**

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

**LOUNGE** 22' x 11' (6.71m x 3.35m)

A good size light and airy room with window to front elevation, radiators and French doors opening onto the rear garden.

**KITCHEN/DINING ROOM** 22' x 12'2 max (6.71m x 3.71m max)

A contemporary kitchen with a range of wall and base units with built-in appliances, dining area, tiled flooring, radiators, windows to front and rear elevations and side external door.

**LANDING**

**BEDROOM ONE** 13' x 11' (3.96m x 3.35m)

With radiator, window to front elevation and door to

**EN-SUITE**

Comprising double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to front elevation.

**BEDROOM TWO** 12'10 x 9'10 (3.91m x 3.00m)

With built-in store cupboard, radiator and window to front elevation.

**BEDROOM THREE** 11' x 8'6 (3.35m x 2.59m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 8'7 x 8'6 (2.62m x 2.59m)

With radiator and window to rear elevation.

**BATHROOM**

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

**OUTSIDE**

The property has a double width driveway which leads to an oversized double garage with two up-and-over doors, power and lighting.

The rear garden, which is exceptionally large and fully enclosed, has lawned gardens with raised borders, slabbed patio area, paving and further decked patio area.

EPC RATING: B

COUNCIL TAX BAND: D (SOUTH HOLLAND)

Awaiting Floorplan

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