


35b Welland House, Peterborough Road, Crowland PE6 0BB
£395,000


*** 4 DOUBLE BEDROOMS! *** " Welcome to Welland House, set on an exclusive development of 5 properties in the village of Crowland. Less than 5 years old, this exquisite family home is immaculately presented. Featuring a fantastic entertaining space with an open plan kitchen/diner with velux windows and bifold doors, a utility room, spacious living room with bay window, study, cloakroom, 4 double bedrooms with an en-suite to bedroom one and family bathroom. Outside, there is a driveway leading to a car port. EPC Energy Rating - B/Council Tax Band - D".

CROWLAND

A thriving market town with a pleasant mix of older properties surrounding the Trinity Bridge and Crowland Abbey and several large modern housing estates on the edges which overlook the rural landscape. A feature of the town is the many greens in the centre of the streets radiating out from the Trinity Bridge. There are good transport links to Peterborough and Spalding, both under 10 miles away, which was further enhanced when the new A16 opened.

ENTRANCE HALL

Door to front, cupboard, radiator and stairs to first floor.

CLOAKROOM

3' 7" x 6' 7" (1.09m x 2.01m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to side.

STUDY

6' 6" x 7' 4" (1.98m x 2.24m) (approx) Window to front and radiator.

LIVING ROOM

20' 5"(min) (6.22m) 21' 8" (max)(into bay) x 11' 6" (6.60m x 3.51m) (approx) Bay window to front window to side and two radiators.

KITCHEN / DINER

13' 3"(min) (4.04m) 25' 6"(max) x 10' 5"(min) (7.77m x 3.17m) 17' 9"(max) (5.41m) (approx) (L - Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven , hob, integrated fridge / freezer, integrated dishwasher and microwave. Two radiators, Bi fold doors to rear, window to side, window to rear, two velux windows.

UTILITY ROOM

5' 7" x 6' 5" (1.70m x 1.96m) (approx) Fitted with a range of base units with work surface over, plumbing for a washing machine, wall mounted boiler and radiator. Door to side.

FIRST FLOOR

Cupboard.

BEDROOM ONE

11' 8" x 12' 6"(min)(3.56m x 3.81m) 16' 7"(max) (5.05m) (approx) Window to rear, built in wardrobes and radiator.

ENSUITE

4' 2" x 8' 6" (1.27m x 2.59m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM TWO

10' 1" x 12' 5" (3.07m x 3.78m) (approx) Window to front and radiator.

BEDROOM THREE

8' 6" x 10' 5"(min) (2.59mx3.17m) 12' 0"(max) (3.66m) (approx) Window to rear and radiator.

BEDROOM FOUR

13' 0" x 6' 9"(min) (3.96m x 2.06m) 7' 9" (max) (2.36m) (approx) Window to rear and radiator.

BATHROOM

6' 6" x 8' 0"(max) (1.98m x 2.44m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

To the front of the property is a driveway leading to a single car port. The rear of the property has fencing, laid to lawn, paved patio, decking area and borders with shrubs.

AGENTS NOTE

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.

