



briggs residential

**1 VICTORY GARDENS
CROWLAND PE6 0JN
£265,000**

FREEHOLD



Featuring superb ground floor living accommodation with open-plan lounge, dining room and kitchen, this impressive home also has a separate study and is perfect for the growing family with a small park just opposite. Set within a small cul-de-sac, this home has a 23' x 13' lounge/dining room with open access through to the large kitchen, whilst to the first floor there are three double bedrooms and a fully enclosed garden to the rear so is perfect for the modern family.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

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

LOUNGE/DINING ROOM 23' x 13' (7.01m x 3.96m)

An impressive light and airy room with windows to rear and side elevations, patio doors leading onto the rear garden, TV point, radiators, dining area, door to Study and open-plan access to

KITCHEN 12'3 x 9' (3.73m x 2.74m)

With a range of quality wall and base units with built-in fridge/freezer, dishwasher, oven with gas hob and extractor above, sink unit, work surface, wall tiling, breakfast bar and window to front elevation.

STUDY 8'8 x 7'9 (2.64m x 2.36m)

Originally part of the garage, this room has a radiator and door to rear garden.

LANDING

With access to part-boarded loft by built-in ladder and window to front elevation.

BEDROOM ONE 14' x 12' (4.27m x 3.66m)

With radiator and window to rear elevation.

BEDROOM TWO 12'2 x 10' (3.71m x 3.05m)

With radiator and window to front elevation.

BEDROOM THREE 10'8 x 9' (3.25m x 2.74m)

With radiator and window to side elevation.

BATHROOM

Comprising a P-shaped bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

OUTSIDE

The property is approached via a driveway which leads to the original garage with fully boarded loft space, up-and-over door and is 6'4 deep which is perfect for storage of bikes and lawnmowers. There is also a further driveway providing parking for one vehicle to the side.

The rear garden provides a high degree of privacy and has a large patio area with lawned gardens, paving and shrubs. There is also a workshop with power and a large pergola.

EPC RATING: TBC

COUNCIL TAX BAND: C (SOUTH HOLLAND)

