



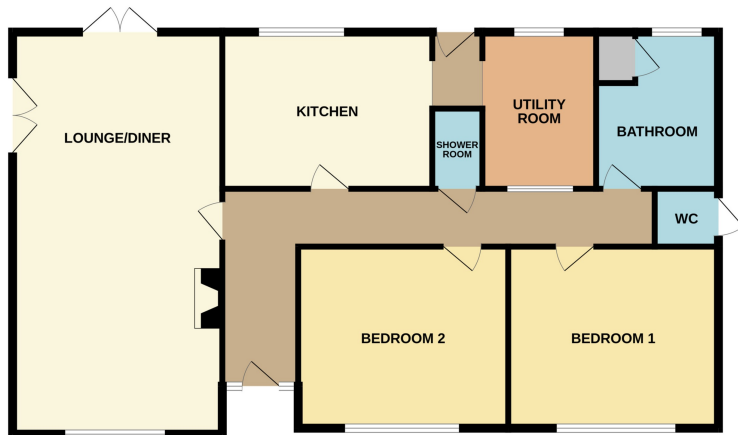
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**12 Hereford Lodge, Barbers Drove South, Crowland PE6 0EY**

**£320,000**



\*\*\* DETACHED BUNGALOW \*\*\* Situated in the charming rural village of Crowland, this detached bungalow has convenient access to both Peterborough and Spalding. The accommodation offers generous living space and well-proportioned bedrooms. The property comprises a nearly 27ft lounge/diner with feature log burner, a fitted kitchen, separate utility room, two double bedrooms, a bathroom, and an additional shower room. Outside, there are front and rear gardens, driveway parking, and a detached single garage, with the rear garden including a pond, decked patio, summerhouse, and shed. Available with no forward chain, this property provides an excellent opportunity to enjoy a peaceful setting with convenient access to local amenities. Council Tax Band C / EPC Energy Rating E.



## ENTRANCE HALL

UPVC front door with panes either side, coving to the ceiling and radiator.

## LOUNGE / DINER

8.13m x 4.24m (26' 8" x 13' 11") (Approx) UPVC bay window to front, UPVC French doors to rear and side. Coving to the ceiling, two radiators and fireplace housing log burner.

## KITCHEN

4.25m x 3.17m (13' 11" x 10' 5") (Approx) Fitted with a range of eye level and base units with worktops over. Sink with 1/2 bowl and drainer with mixer tap over and cooker. Space for undercounter fridge and freezer. Partly tiled, coving to the ceiling and UPVC window to rear.

Opening to:

## REAR LOBBY

Partly tiled, coving to the ceiling and UPVC door to garden.

Opening to:

## UTILITY ROOM

3.18m x 2.30m (10' 5" x 7' 7") (Approx) Fitted with base units and worktop over. Stainless steel sink with drainer. Space and plumbing for washing machine. UPVC window to rear and window to hall. Partly tiled and coving to the ceiling.

## BEDROOM ONE

4.25m x 3.67m (13' 11" x 12' 0") (Approx) UPVC window to front, radiator and coving to the ceiling.

## BEDROOM TWO

4.24m x 3.67m (13' 11" x 12' 0") (Approx) UPVC window to front, radiator and coving to the ceiling.

## BATHROOM

Fitted with a three piece suite comprising bath, wash hand basin and low level WC. Partly tiled, radiator, airing cupboard, coving to the ceiling and UPVC window to rear.

## SHOWER ROOM

Electric shower, fully tiled, coving to the ceiling, extractor fan and radiator.

## OUTSIDE

Externally, the property offers a front garden laid mainly to lawn with a gravel border, alongside a driveway providing off road parking and access to the detached garage.

The rear garden is also predominantly laid to lawn and features a spacious patio, decking area, pond, and gated side access. There is also the benefit of an external WC.

## AGENT NOTE

The floor plan 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.

