



**2 St Vincent Close, CROWLAND PE6 0FD**

**£265,000**



**\*\*\*THREE BEDROOM SEMI-DETACHED HOME\*\*\*** This modern home is situated in the lovely town of Crowland. Briefly comprises entrance hall, stairs to first floor, cloakroom, well presented kitchen/diner and a spacious lounge. Upstairs, there are three bedrooms, one with ensuite, and the family bathroom. Outside, there is a garden to the rear and garage. Viewings are highly recommended to appreciate this home. Council Tax Band C - EPC Energy Rating B.

### ENTRANCE HALL

Door to front. Radiator. Stairs to first floor.

### CLOAKROOM

Fitted with a piece suite comprising of low level W/C, wash hand basin with mixer tap and radiator. UPVC window to front.

### LOUNGE

16' 2" x 9' 6" (4.93m x 2.90m) (Approx). UPVC windows to front and rear, two radiators and TV point.

### KITCHEN/DINER - L SHAPE

18' 4" max x 11' 10" max (5.59m x 3.61m) (Approx) Fitted with a range of wall and base units with worktops and stainless steel sink and drainer with mixer tap. Four ring hob and oven with stainless steel extractor fan over. Space for washing machine, integrated fridge/freezer and dishwasher. UPVC window to front and French doors to rear.

### FIRST FLOOR LANDING

### BEDROOM ONE

Irregular shape. 14' 5" x 11' 8" (4.39m x 3.56m) (Approx) Two UPVC windows to front, radiator and TV point.

### EN-SUITE

Fitted with three piece suite comprising of low level W/C, wash hand basin with mixer tap and shower cubicle. Heated towel rail and UPVC window to front.

### BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m) (Approx) UPVC window to front, radiator and loft hatch. Airing cupboard containing Combi central heating boiler.

### BEDROOM THREE

7' 1" x 6' 4" (2.16m x 1.93m) (Approx) UPVC window to rear and radiator.

### BATHROOM

Fitted with low level WC, pedestal wash hand basin and bath. Heated towel rail and UPVC window to rear.

### GARAGE

16' 11" x 9' 3" (5.16m x 2.82m) (Approx) Up and over door to front, door to rear garden, power and light connected.

### AGENTS 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.

