



71 POSTLAND ROAD, CROWLAND
PE6 0JB OFFERS OVER £415,000

FREEHOLD



Briggs Residential
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Market Deeping
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Greatly improved and extended by the present vendors, this four bedroom detached bungalow is situated on an exceptionally large plot and features a large southerly facing private rear garden. Offering superb accommodation, this well kept home benefits from a 22' conservatory which enjoys views of the garden, a lounge with feature fireplace, a contemporary kitchen breakfast room with separate utility room and the master bedroom benefits from French doors which open onto the rear garden. With a large gravelled driveway which provides parking for several cars, a double garage and a well kept rear garden, this property is set in one of Crowland's premier locations and must be seen.

Contemporary front entrance door with glazing either side opening to

HALLWAY

A welcoming entrance with radiator and access to boarded loft, with ladder.

LOUNGE 16'7 x 11' (5.05m x 3.35m)

With gas fire, two TV points, radiator and patio doors opening to

CONSERVATORY 22' x 10'9 (6.71m x 3.28m)

With tiled floor, radiator, TV point and patio doors opening onto the rear garden.

KITCHEN BREAKFAST ROOM 19'9 x 11'4 (6.02m x 3.45m)

A modern kitchen comprising wall and base units, built in double oven with gas hob and extractor above; integrated dishwasher, fridge space, work surface, wall tiling, sink unit, walk in pantry, TV point, breakfast area, window to side aspect and access to

UTILITY ROOM 13' max x 11'2 (3.96m x 3.40m)

With base units, work surface, space for tumble dryer, plumbing for sink unit, space and plumbing for washing machine, tiled floor and door to conservatory.

MASTER BEDROOM 15' x 12' (4.57m x 3.65m)

With bamboo flooring, radiator, TV point, French doors opening onto the rear garden and door to

SHOWER ROOM

Comprising large shower cubicle, vanity unit housing wash hand basin, low flush WC, wall tiling and window to side aspect.

BEDROOM TWO 12'8 x 11'2 (3.86m x 3.40m)

With fitted wardrobes, radiator and window to front aspect.

BEDROOM THREE 12'7 x 10'2 (3.84m x 3.10m)

With fitted wardrobe, radiator and window to side aspect.

BEDROOM FOUR 11'7 x 8' (3.53m x 2.44m)

With fitted wardrobe, radiator and window to side aspect.

BATHROOM

A three piece suite comprising panelled bath with shower above, wash hand basin, low flush WC, radiator and window to side aspect.

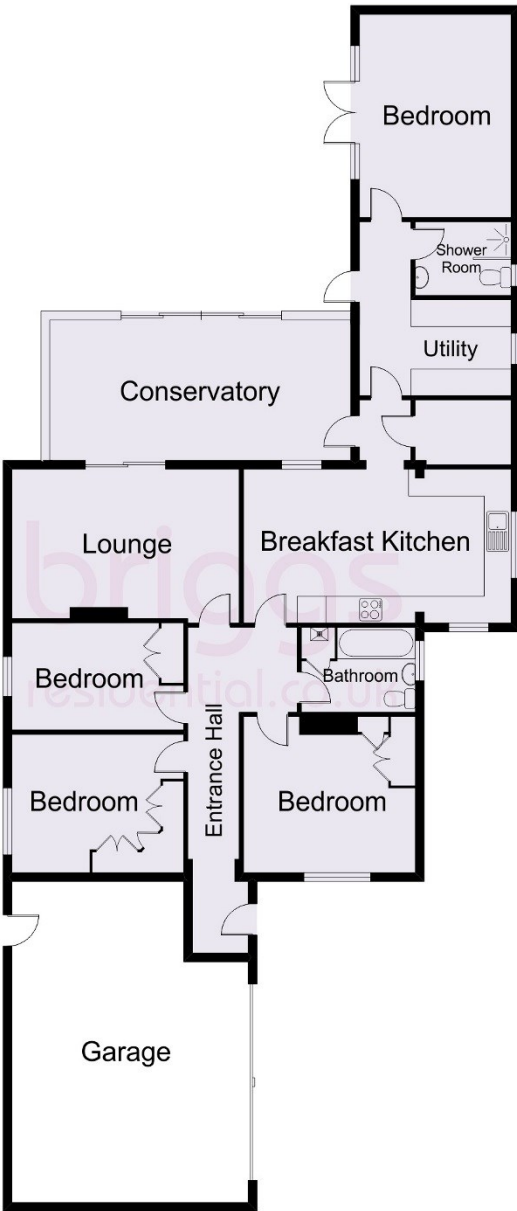
OUTSIDE

The large gravelled driveway provides parking for many vehicles and leads to an oversized double garage of 23'7 x 17'8 with electric door, power, lighting and rear personal door.

The large southerly facing rear garden is a superb feature being mainly laid to manicured lawns with paving, mature shrubs and trees, large patio, pond, vegetable area, shed and greenhouse.

EPC RATING: C

COUNCIL TAX BAND: C (SOUTH HOLLAND DC)



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