



25 PAPWORTH DRIVE, CROWLAND
PE6 0DQ

£310,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

briggsresidential.co.uk



Situated on a corner plot and featuring a larger than average enclosed private rear garden, this well-kept detached family home has *THREE DOUBLE bedrooms and generous sized rooms throughout. With a driveway providing parking for at least two vehicles leading to a single garage, this home also has a utility room, en-suite to the master bedroom and is offered for sale with no chain.*

Front entrance door opening to

HALLWAY
With stairs leading to first floor.

CLOAKROOM
Comprising low flush WC, wash-hand basin and radiator.

LOUNGE 18'5 x 10'7 (5.61m x 3.23m)
A light and airy room with two windows to side elevation, further window to front elevation, radiator and TV point.

KITCHEN/DINING ROOM 18'5 x 10'7 (5.61m x 3.23m)
A contemporary, quality kitchen with a range of ample wall and base units, integrated fridge/freezer and dishwasher, built-in oven with hob and extractor above, sink unit, work surface, radiator, window to rear elevation, dining area, window to front elevation, French doors opening to rear garden and door to

UTILITY ROOM 6'4 x 6' (1.93m x 1.83m)
With plumbing for washing machine, understairs storage cupboard and radiator.

LANDING
A large landing with study area, radiator and access to loft.

BEDROOM ONE 12'6 x 12'5 (3.81m x 3.78m)
With a range of built-in wardrobes, radiator, windows to front and side elevations and door to

EN-SUITE
Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to front elevation.

BEDROOM TWO 11' x 10'11 (3.35m x 3.33m)
With radiator and windows to front and side elevations.

BEDROOM THREE 9'6 x 8'6 (2.90m x 2.59m)
With radiator and window to side elevation.

BATHROOM
Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

OUTSIDE
The property has a driveway which provides parking for at least two vehicles and this leads to a single garage.

The rear garden, which provides a high degree of privacy, is of exceptionally good size and is laid mainly to lawn with two large patio areas.

EPC RATING: B COUNCIL TAX BAND: C (SOUTH HOLLAND)



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