







£395,000



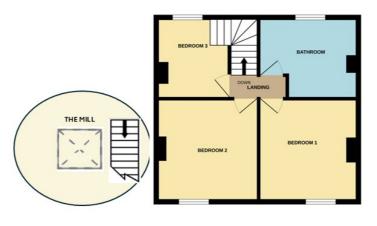


'Making your move easier'

\*\*\* FANTASTIC CHARACTER HOME WITH NO ONWARD CHAIN \*\*\* " An opportunity to purchase a converted mill awaits! Located in the popular town of Crowland, this well presented home is bursting with character. Featuring 2 reception rooms, the 2 storey mill conversion with skylight, kitchen, utility room, WC, 3 bedrooms, a spacious 4 piece bathroom and garage. Viewings are essential to appreciate this unique home. EPC Energy Rating - D/Council Tax Band - C".









## **KITCHEN**

units with work surfaces over, sink to rear. unit with mixer tap over, space for cooker, space for freestanding fridge/freezer, window to rear and door to side.

## **UTILITY**

5' 4" x 4' 0" (1.63m x 1.22m) APPROX. Window to side and space for undercounter washing machine.

# **DINING ROOM**

11' 6" x 11' 0" (MAX) (3.51m x 3.35m) APPROX. Window to front and radiator.

## **CLOAKROOM**

14' 4" x 13' 0" (MAX) 11'4"( MIN) Fitted with a two piece suite (4.37m x 3.96m) APPROX. Fitted comprising low level W/C, wash with a range of base and eye level hand basin and cupboard. Window

## **HALLWAY**

Stairs to 1st floor and radiator.

## LIVING ROOM

11' 8" x 11' 4" (3.56m x 3.45m) APPROX. Window to front, radiator and following through to:

# THE MILL - GROUND FLOOR

12' 9" x 12' 1" (3.89m x 3.68m) APPROX - CIRCULAR. Door to front, window to side and stairs to 1st floor.

## THE MILL - 1ST FLOOR

12' 9" x 12' 1" (3.89m x 3.68m) 8' 1" x 7' 9" (2.46m x 2.36m) APPROX - CIRCULAR, Windows to APPROX, Window to rear and sides and ceiling.

# **1ST FLOOR LANDING - MAIN** HOUSE

Loft access

## **BEDROOM 1**

11' 6" x 11' 2" (MAX) (3.51m x 3.40m) APPROX. Window to front and radiator.

## **BEDROOM 2**

11' 5" x 11' 2" (MAX) (3.48m x **AGENT NOTES** 3.40m) APPROX. Window to front The floorplan is for illustrative and radiator.

## **BEDROOM 3**

radiator.

#### **BATHROOM**

11' 2" x 7' 9" (3.40m x 2.36m) APPROX. (L- Shape) Fitted with a four piece suite comprising low level W/C, pedestal wash hand basin, bath, shower cubicle and window to rear.

#### **GARAGE**

purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.







