



2 Broadway, The Mill, Crowland PE6 0BJ

£395,000



*** 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

14' 4" x 13' 0" (MAX) 11'4"(MIN) (4.37m x 3.96m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink 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

Fitted with a two piece suite comprising low level W/C, wash hand basin and cupboard. Window to rear.

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) APPROX - CIRCULAR. Windows to 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 3.40m) APPROX. Window to front and radiator.

BEDROOM 3

8' 1" x 7' 9" (2.46m x 2.36m) APPROX. Window to rear and 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

AGENT NOTES

The floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	82

EU Directive 2002/91/EC