

26 EASTLANDS, CROWLAND  
PE6 0JF £400,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated in a small exclusive cul-de-sac, this individual detached home offers superb ground floor accommodation and has been built to an exceptionally high specification with lovely private gardens and a large double garage to the side. Entered by an impressive hallway, this home offers versatile accommodation and has two separate reception rooms, one of which could be used as a bedroom as there is also a ground floor shower room. Whilst there was a 17' kitchen/breakfast room with quality wall and base units, the first floor has a 16 ft master bedroom which has access to a further 12'7 dressing room/study, which could have it's own private access so an entrance to be a third bedroom with underfloor heating and internal quality fittings throughout including oak doors, viewing of this home is highly advised and is ideal for a couple who are looking for quality living with generous ground floor accommodation. Call our team for further details.

Oak front entrance door opening to

**HALLWAY**

An impressive 19' 6 entrance hall with tiled flooring and underfloor heating below. Oak and glazed staircase leading to the first floor with built in under stairs storage cupboard beneath. Further built in storage cupboard and internal doors to all principal rooms.

**SHOWER ROOM 8'10 x 6'3 ( 2.69m x 1.91m)**

A luxury shower room comprising walk in double shower cubicle, vanity wash hand basin, low flush WC, tiled walls, heated towel rail, tiled flooring, contemporary heated towel rail and window to front elevation.

**LOUNGE 15'8 x 12'7 (4.78m x 3.84m)**

Featuring large patio doors with windows either side opening on to the enclosed gardens, this light and airy room has a further window to the side elevation, tiled flooring and TV point.

**DINING ROOM/BEDROOM THREE 10'10 x 10'3 (3.30m x 3.12m)**

With windows to front elevation and tiled flooring.

**KITCHEN BREAKFAST ROOM 17' x 10'10 (5.18m x 3.30m)**

A fitted quality contemporary kitchen with wall and base units, two built in ovens with induction hob and extractor hood above, integrated dishwasher and fridge freezer, quartz work surface, sink unit, tiled flooring, further cupboards housing washing machine and water softener; breakfast area, window to rear elevation and side external door.

**LANDING**

With radiator, window to side elevation and access to loft via built in ladder.

**BEDROOM ONE 16' x 11 (4.88m x 3.35m)**

With Dorma window to front elevation and door to

**DRESSING ROOM/STUDY/BEDROOM THREE 12'7 x 9'8 (3.84m x 2.95m)**

With radiator, dressing area and skylight window to front elevation; (this room could easily be accessed from the landing to create a third bedroom).

**BEDROOM TWO 15'6 x 14'1 (4.72m x 4.29m)**

With radiator and Dorma window to rear elevation.

**LUXURY BATHROOM 11'4 x 8 (3.45m x 2.44m)**

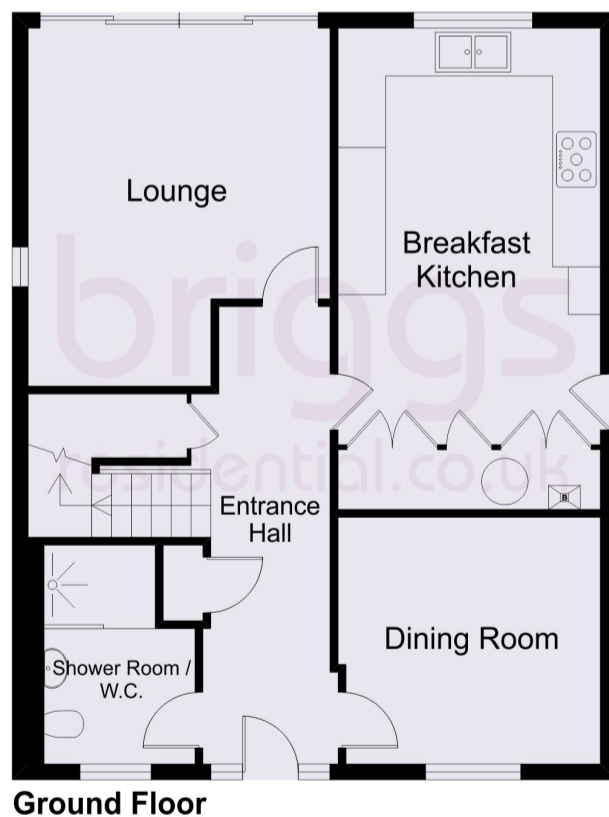
With a rare "wow" factor, this bathroom comprises a panelled bath, vanity wash hand basin, low flush WC, large walk in shower, wall tiling, tiled flooring, heated towel rail, skylight window to rear elevation and window to side elevation.

**OUTSIDE**

The property has a double driveway to the side which leads to an oversized double garage of 19'7 x 19'8 with up and over doors. Stainless steel sink and side external door.

The rear gardens are a superb feature of this home and provide complete privacy. It has a large paved patio, lawned gardens, a timber summer house and mature shrubs surround the garden.

EPC RATING: B



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