



21A PETERBOROUGH ROAD, CROWLAND  
PE6 0BB OFFERS OVER £350,000

FREEHOLD



Briggs Residential  
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Tucked away down a small private road, this impressive brick built barn conversion features a 23' light and airy south-facing living room, contemporary kitchen, master bedroom with exposed beams and an enclosed front garden with covered entertaining area. Offered for sale with no chain, this impressive home has off-road parking for two vehicles and viewing is highly advised to appreciate its superb location.

Entrance door opening to

HALLWAY

With staircase leading to first floor with split-level landing and radiator.

CLOAKROOM

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

LIVING ROOM 23'3 x 12'8 (7.09m x3.86m)

A light and airy room with a southerly aspect overlooking the front garden, with wall-mounted TV point, radiators, dining area, window to front elevation and French doors with windows either side opening onto the front patio.

KITCHEN 12'7 x 11'9 (3.84m x 3.58m)

A contemporary kitchen with an ample range of wall and base units with Aga (available by separate negotiation) with hood above, fridge space, integrated dishwasher, plumbing for washing machine, sink unit, splash-back, radiator and two windows to front elevation.

SPLIT LEVEL-LANDING

With exposed beams and access to all principal bedrooms.

BEDROOM ONE 12'2 x 10'4 (3.71m x 3.15m)

With exposed beams to ceiling, radiator and window to front elevation.

BEDROOM TWO 12'6 max x 12'2 (3.81m x 3.71m)

With built-in wardrobe, radiator, exposed beams and window to front elevation.

BEDROOM THREE 9'5 x 8'10 (2.87m x 2.69m)

With wall-mounted TV point, radiator and window to front elevation.

BATHROOM

With exposed beam to ceiling, panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC and heated towel rail.

OUTSIDE

The property has off-road parking for at least two vehicles.

The southerly facing enclosed front garden has a large covered patio area ideal for entertaining with hot tub (available by separate negotiation), lighting, seating area and access to the lawned gardens which are enclosed by brick wall and fencing. There is a further patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: A (SOUTH HOLLAND)



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