



**7 Peterborough Road, Crowland, Lincolnshire PE6 0BB**

**£180,000**



\*\*\* PERIOD PROPERTY WITH OFF ROAD PARKING \*\*\* This charming two-bedroom terraced cottage would make an ideal first time purchase or investment opportunity. The accommodation briefly comprises an entrance into the lounge, featuring a characterful fireplace, which opens into the dining room. From here, a traditional latch door leads to the staircase rising to the first floor. The property also benefits from a modern kitchen, fitted with a ceramic sink and integrated appliances, along with a ground floor bathroom and separate WC. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom enhanced by a wainscoted feature wall. Externally, the property enjoys an enclosed rear garden with access to off road parking at the rear. Council Tax Band A / EPC Energy Rating C.

### LOUNGE

3.91m x 3.63m (12' 10" x 11' 11") (Approx) UPVC front door and window to the front. Feature fireplace with surround.

### DINING ROOM

3.06m x 2.62m (10' 0" x 8' 7") (Approx) UPVC window to the rear. Door to stairs to first floor accommodation with storage under. Radiator.

Opening into:

### KITCHEN

3.38m x 2.09m (11' 1" x 6' 10") (Approx) Fitted with a range of eye level and base units with worktops over and tiled splashbacks. Ceramic sink with inset drainer and swan neck mixer tap over. Integrated fridge/freezer and dishwasher. Oven, hob with extractor hood over. Inset spotlights to the ceiling, radiator. UPVC window and door to the side.

### BATHROOM

Fitted with a three piece suite comprising P-shaped bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls, radiator, double fronted storage cupboard. UPVC window to the rear and window to the side.

### LANDING

Loft access.

### BEDROOM ONE

3.91m x 3.63m (12' 10" x 11' 11") (Approx) UPVC window to the front, radiator and wainscoting to one wall.

### BEDROOM TWO

3.05m x 2.66m (10' 0" x 8' 9") (Approx) UPVC window to the rear, shelving in alcoves, and radiator.

### OUTSIDE

To the front, a low iron fence with a gated entrance leads to steps descending to the property. A short concrete pathway provides access to the front door, flanked by gravelled areas and mature planting.

To the rear, the garden is predominantly laid to lawn, with a concrete seating area and a pathway leading to the rear gate. There is also a useful garden shed. Gated access opens to a rear parking area, providing space for one or two vehicles.

### AGENT NOTE

The floor plan 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.

