



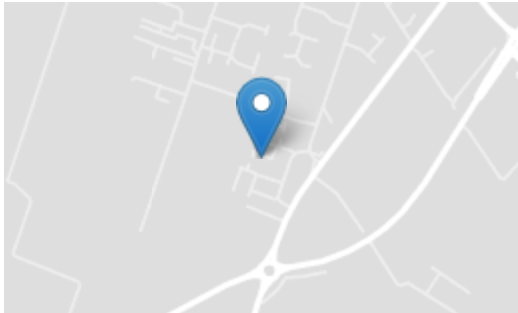
31 Sandpiper Close, Crowland PE6 0FG

£235,000



*** FIELD VIEWS *** " This three-bedroom mid terraced home is immaculately presented and is situated in a pleasant end-of-cul-de-sac position with views of fields. The house itself features an entrance hall, spacious living room, kitchen/diner, WC, 3 bedrooms with an en-suite to bedroom one, family bathroom and a driveway for 2 cars. Viewings are essential to appreciate location and condition this home has to offer. Council Tax Band - B / EPC Energy Rating - B "

- ENTRANCE**
 4' 7" x 5' 5" (1.40m x 1.65m) (approx) Door to front, stairs to first floor and radiator.
- LIVING ROOM**
 11' 0" (min) (3.35m) 12' 7" (max) x 16' 7" (3.84m x 5.05m) (approx) Window to front and radiator.
- KITCHEN / DINER**
 9' 4" x 15' 9" (2.84m x 4.80m) (approx) UPVC window to rear, French doors to rear and radiator. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated hob and oven, space for under counter dishwasher and washing machine, and integrated fridge / freezer.
- W/C**
 5' 4" x 2' 9" (1.63m x 0.84m) (approx) Low level W/C, wash hand basin and radiator.
- FIRST FLOOR**
 Loft access and cupboard with boiler enclosed.
- BEDROOM ONE**
 9' 3" (min) (2.82m) 11' 4" (max) x 9' 8" (3.45m x 2.95m) (approx) UPVC window to front, radiator and cupboard.
- ENSUITE**
 7' 8" (max) x 5' 8" (2.34m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, overstairs cupboard and heated towel rail. UPVC window to front.
- BEDROOM TWO**
 9' 4" x 9' 6" (max) (2.84m x 2.90m) (approx) UPVC window to rear and radiator.
- BEDROOM THREE**
 8' 5" x 6' 2" (2.57m x 1.88m) (approx) UPVC window to rear and radiator.
- BATHROOM**
 5' 9" x 6' 9" (1.75m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Heated towel rail.
- OUTSIDE**
 The rear of the property has fencing laid to lawn, paved patio area and borders with mature shrubs.
- AGENT NOTES**
 The property has a service charge this is approx £240.72 per year the company is Encore.
- 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		
Very energy efficient - lower running costs	Current	Potential
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

