



78 HARVESTER WAY, CROWLAND  
PE6 0DA  
OFFERS OVER £260,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



Situated at the end of a cul-de-sac and overlooking a green to the rear, this modern family home offers spacious ground floor accommodation with three reception rooms, alongside a modern fitted kitchen and cloakroom. The garage has been partly converted to create a utility room. To the first floor there are three bedrooms with an en-suite to the master. The westerly facing rear gardens are fully enclosed and the property enjoys ample parking with a gravel driveway to the front and a further driveway to the rear. Viewing is highly recommended.

Entrance door opening to

HALLWAY

With radiator, under-stairs storage cupboard and window to side elevation.

CLOAKROOM

Comprising pedestal wash-hand basin, WC, radiator and window to front elevation.

KITCHEN 9'6 x 7'7 (2.89m x 2.32m)

Fitted with a range of base and wall units with worktop over, space for fridge, plumbing for dishwasher, electric oven and grill with gas hob, tiled flooring and window to front elevation.

LOUNGE 17'6 x 10'2 (5.33m x 3.10m)

With radiator, box bay window to front elevation, further window to rear elevation and door opening onto rear gardens.

DINING ROOM 12'9 x 7'3 (3.9m x 2.22m)

With radiator, window to rear elevation, stairs to first floor and door to

CONSERVATORY 13' x 9'9 (3.97m x 2.97m)

With radiator, tiled flooring, radiator and double doors opening onto the rear garden.

LANDING

BEDROOM ONE 11'11 x 10'5 (3.64m x 3.17m)

With radiator, window to front elevation and door to

EN-SUITE

Comprising shower enclosure, vanity wash-hand basin, WC, heated towel rail and window to front elevation.

BEDROOM TWO 9'8 x 8'2 (2.95m x 2.48m)

With radiator, built-in wardrobe with hanging rail and window to rear elevation.

BEDROOM THREE 7'2 x 6'8 (2.18m x 2.02m)

With radiator and window to front elevation.

BATHROOM

Fitted with a modern suite, comprising panelled bath with shower over, vanity wash-hand basin, WC, tiled flooring, heated towel rail and window to front elevation.

UTILITY ROOM 9'5 x 8'5 (2.87m x 2.56m)

Converted from the rear portion of the garage, with plumbing for washing machine and space for appliances.

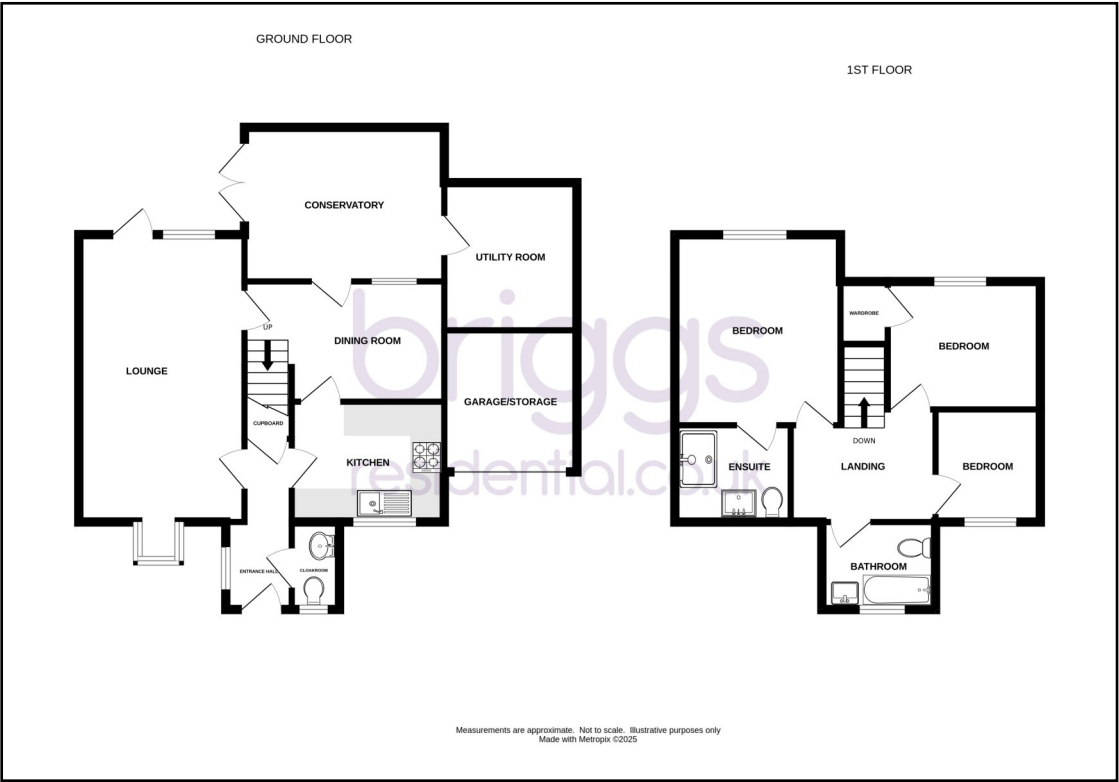
OUTSIDE

The property is set at the end of a cul-de-sac with a gravel driveway to the front providing off-road parking. The front portion of the garage provides a useful storage space.

The rear garden is of a good size and is westerly facing with a paved patio seating area leading off from the Conservatory, lawns and a storage area to the side. A gate to the rear of the garden leads to further driveway parking, or this could equally be incorporated into the gardens to create further amenity space.

EPC RATING: C

COUNCIL TAX BAND: C (SOUTH HOLLAND)



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