



63 Broadway, Crowland

£259,500

THREE BEDROOM DETACHED PROPERTY WITH OFF ROAD PARKING TO THE REAR

Well presented three bedroom detached property situated in the historical market town of Crowland, this property has good amenities nearby and is also within easy access to the A16 with great transport links to Peterborough and Spalding Town Centres. Internally, the property comprises of entrance hallway, dining room, cloakroom, kitchen breakfast and living room. To the first floor is landing, bedroom one with ensuite, two further double bedrooms and bathroom.

Externally, the rear garden is fully enclosed, with patio and lawn area ideal for seating and entertaining. Workshop and rear gated access to driveway providing off road parking.

Call today to get your viewing booked in!

- **Three Bedroom Detached Property**
- **Off Road Parking to the Rear**
- **Enclosed Rear Garden**

- **Three Double Bedrooms**
- **Kitchen Breakfast**
- **Market Town Location**



ENTRANCE HALLWAY

Door and window to front aspect. Tiled flooring. Under stairs cupboard. Radiator.

DINING ROOM

3.6m x 3.5m (11'10" x 11'6")

Upvc window to front aspect. Radiator. Television point.

CLOAKROOM

Upvc window to side aspect. Wash hand basin. Toilet. Airing cupboard. Tiled flooring. Radiator.

KITCHEN BREAKFAST

7.6m x 2.3m (24'11" x 7'7")

Upvc window and door to rear and further window to side. Base and wall units with work surface over. Sink drainer with mixer tap over. Space for Range cooker with extractor over. Integrated dishwasher and washing machine. Breakfast bar with featured tiled wall. Television point. Radiator.

LIVING ROOM

5.3m x 3.2m (17'5" x 10'6")

Upvc french doors to rear aspect. Wood effect laminate flooring. Radiator.

FIRST FLOOR LANDING

Upvc window to side elevation. Loft access. Radiator.

BEDROOM ONE

4.6m x 3.5m (15'1" x 11'6")

Two Upvc windows to rear elevation. Radiator. Door to En-Suite.

EN-SUITE

Upvc window to side elevation. Tiled wet room shower area. Rainwater shower head with separate shower extension. Toilet. Wash hand basin. Tiled flooring. Spot lighting. Heated towel rail extractor fan.

BEDROOM TWO

3.6m x 2.5m (11'10" x 8'2")

Upvc window to front elevation. Television point. Radiator.



BEDROOM THREE

4.4m x 1.9m (14'5" x 6'3")

Upvc window to front elevation. Radiator.

BATHROOM

Upvc window to rear elevation. Partially tiled walls. Wash hand basin. Toilet. Bath with shower extension over. Spot lighting. Radiator.

REAR GARDEN

Enclosed rear garden with patio area ideal for seating and entertaining. Lawn area with pathway leading to rear gate. Raised borders with shrubbery area. Door to the workshop and gated access to the enclosed rear driveway offering off road parking for up to two vehicles.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE6 0BH

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be



requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

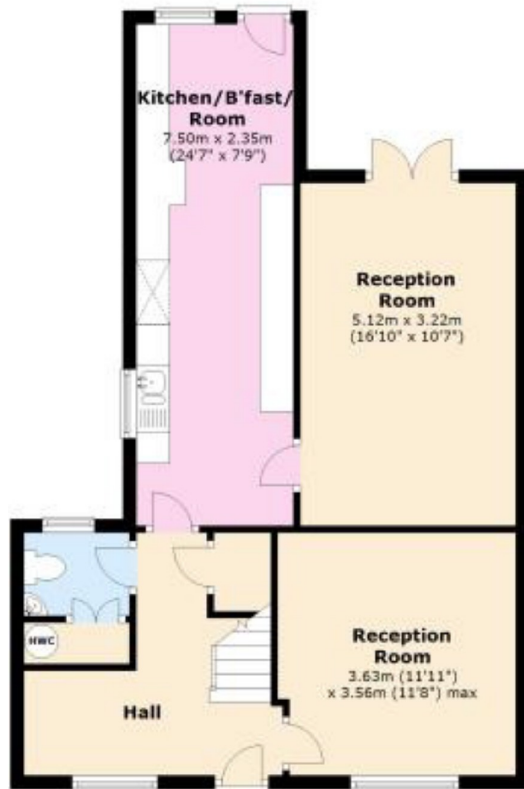






Ground Floor

Approx. 61.8 sq. metres (665.5 sq. feet)

**First Floor**

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

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