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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



4 Barbers Drove North, Crowland, Peterborough PE6 0BE

**GUIDE PRICE - £299,995 Freehold**

- Three Double Bedrooms
- Prime Village Location
- Large Garden
- Kitchen/Breakfast Room
- Single Garage

Three bedroom, detached bungalow situated in the prime village location of Crowland with accommodation comprising of Entrance Hallway, Lounge, Kitchen/Breakfast Room, Bathroom, 3 Double Bedrooms, Mature Gardens to the rear, Single Garage. Oil central heating, mains drainage and mains water.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



The front of the property is approached by a dwarf brick wall with opening into driveway, gravelled area to the front providing multiple off road parking for vehicles and further gravelled area to the side leading to the brick built garage. Paved pathways, extensive outdoor lighting. Leading to open porch with concrete hearth and outdoor lighting leading to an obscured UPVC double glazed door, leading into the:

**ENTRANCE HALL**

2' 11" x 21' 10" (0.89m x 6.68m) With textured and coved ceiling with 2 x centre light points, smoke alarm, single radiator, storage cupboard off housing electric consumer unit board. Door off into:

**LOUNGE**

11' 10" x 16' 2" (3.63m x 4.95m) With UPVC double glazed bay window to the front elevation, coved ceiling with centre light point, double radiator, single radiator, TV point, electric consumer unit board, feature brick fireplace with marble hearth and wooden mantle (previously open fire), dimmer switch.



#### **FAMILY BATHROOM**

5' 9" x 9' 8" (1.77m x 2.95m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, extractor fan, fully tiled walls, vinyl floor covering, stainless steel heated towel rail, fitted with 3 piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, glass mirror over, full tiling to bath area, fitted power shower over bath, shower curtain and rail.

#### **BEDROOM 1**

11' 10" x 15' 7" (3.61m x 4.77m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, single radiator.

#### **BEDROOM 2**

11' 9" x 9' 7" (3.59m x 2.93m) With UPVC double glazed window to the side elevation, textured ceiling with centre light point, single radiator.

#### **BEDROOM 3**

11' 11" x 13' 8" (3.64m x 4.19m) With UPVC double glazed window to the rear elevation, coved ceiling with centre light point, double radiator, TV point.

#### **KITCHEN/BREAKFAST ROOM**

9' 11" x 15' 5" (3.03m x 4.72m) With UPVC double glazed window to the rear elevation, wooden obscure glazed door to the rear elevation, textured and coved ceiling with centre strip lighting, smoke alarm, vinyl floor covering, double radiator, fitted with a wide range of base and eye level and drawer units with preparation surfaces over tiled splash backs with inserts stainless steel sink with taps, plumbing and space for automatic washing machine, space for electric cooker, space for fridge and freezer, storage cupboard off.

#### **LEAN TO LAUNDRY ROOM**

6' 11" x 14' 1" (2.12m x 4.31m) Of non-standard construction. With skimmed ceiling, strip lighting, window to the side and rear elevations, power points. Obscured UPVC double glazed door to side elevation with matching obscure glazed panel.

#### **OUTSIDE**

Following gravelled driveway leading into the rear garden, covered area, patio area, outdoor lighting, outdoor tap, predominately the garden to the rear is laid to lawn with shrub and tree borders.

#### **BRICK BUILT GARAGE**

12' 4" x 22' 10" (3.78m x 6.98m) With up and over door, glazed window to the side and rear elevations, wooden glazed door to wooden elevation, power and strip lighting, separate electric consumer unit board.

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 9 miles following the Bypass around Crowland to the end roundabout taking the third exit into James Road, turn left onto Peterborough Road and right onto Barbers Drove North and the property is situated on the right hand side indicated by the Agents For Sale sign.

#### **AMENITIES**

The historic centre of Crowland is within easy walking distance of the property and has a variety of shops, public houses, school, leisure centre etc. The large city of Peterborough is 9 miles distant and the Georgian town of Spalding 10 miles distant offering a wide range of facilities. Peterborough has access on to the A1 and also is on the east coast main line with journey time to London's Kings Cross minimum 46 minutes.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

#### TENURE

Freehold

#### SERVICES

Oil central heating, electric, mains drainage  
There is no gas at the property however a gas pipe is in at the property so this can easily be connected.

#### COUNCIL TAX BAND

Band C

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.  
The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

#### Ref: 15742

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

#### ADDRESS

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