



## 22 FINCHAM DRIVE

CROWLAND, PE6 0DN

**£235,000**  
FREEHOLD

Built in 2020 and beautifully presented throughout, this modern three-bedroom mid-terrace home is set within a popular development on the edge of Crowland. Offering a spacious 17ft living room, a stylish kitchen/diner with integrated appliances and French doors to the garden, plus a cloakroom, en-suite and family bathroom, the property is ideally suited to first-time buyers, families or downsizers. Outside benefits from a sunny enclosed garden, driveway parking for two vehicles and a single garage. EPC Rating: B.

# 22 FINCHAM DRIVE

- Built in 2020 – Modern & Energy Efficient Home
- Sought-After Market Town Location
- Three Bedrooms (Two Doubles)
- En-Suite to Principal Bedroom
- Stylish Kitchen/Diner with Integrated Appliances
- Spacious 17ft Living Room
- Ground Floor Cloakroom
- Enclosed Rear Garden with Sunny Aspect
- Driveway Parking for Two & Single Garage
- EPC Rating: B (Potential A)



## Description

Built in 2020 and set within a popular modern development on the edge of Crowland, this beautifully presented three-bedroom mid-terrace home offers stylish, low-maintenance living—ideal for first-time buyers, families, or downsizers.

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a generous 17ft living room providing a comfortable and versatile space. To the rear, the contemporary kitchen/diner is fitted with a range of integrated appliances including a dishwasher, fridge/freezer, oven, and induction hob. French doors open onto the garden, allowing for plenty of natural light and an excellent indoor-outdoor flow.

Upstairs, there are three well-proportioned bedrooms, including two doubles. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room. The third bedroom offers flexibility as a home office or nursery. A stylish family bathroom with a chrome heated towel rail completes the first floor.

Outside, the property enjoys an enclosed rear garden with a sunny aspect and patio area, perfect for relaxing or entertaining. Gated side access leads to a driveway providing off-road parking for two vehicles, along with a single garage.

## Room Dimensions

Entrance Hall – 1.30m x 1.11m (4'3" x 3'7")

Cloakroom/WC – 1.61m x 1.02m (5'3" x 3'4")

Living Room – 4.65m x 3.34m (15'3" x 10'11")

Kitchen/Diner – 2.45m x 4.55m (8'0" x 14'11")

Landing – 3.29m x 1.05m (10'9" x 3'5")

Bedroom One – 2.54m x 2.96m (8'3" x 9'8")

En-Suite – 2.13m x 1.47m (6'11" x 4'9")

Bedroom Two – 2.96m x 2.42m (9'8" x 7'11")

Bedroom Three / Office – 2.54m x 2.00m (8'3" x 6'6")

Family Bathroom – 1.94m x 2.41m (6'4" x 7'10")

## Additional Information

Tenure: Freehold

Annual Green Space Charge: £218.86

Mains Electricity, Water & Drainage

Gas Central Heating

Broadband: FTTP Available

Excellent Mobile Coverage

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### ADDITIONAL INFORMATION

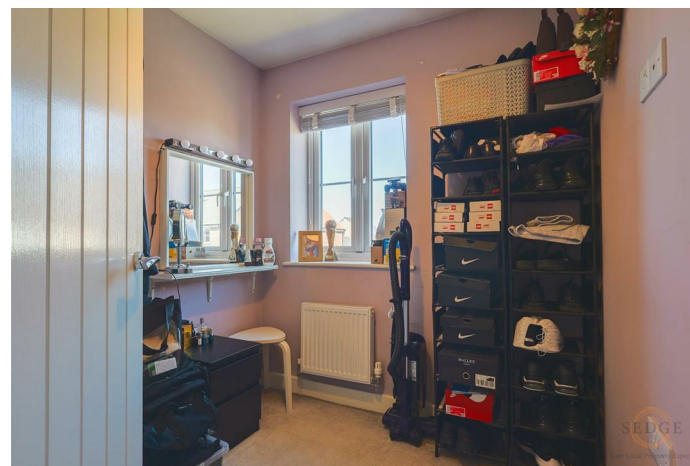
**Local Authority** – South Holland

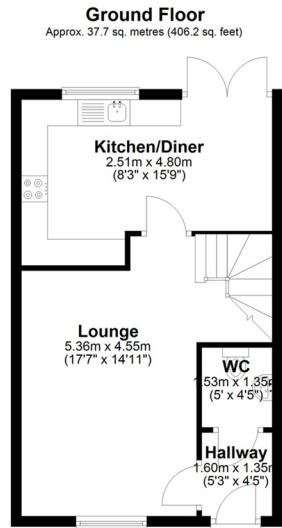
**Council Tax** – Band B

**Viewings** – By Appointment Only

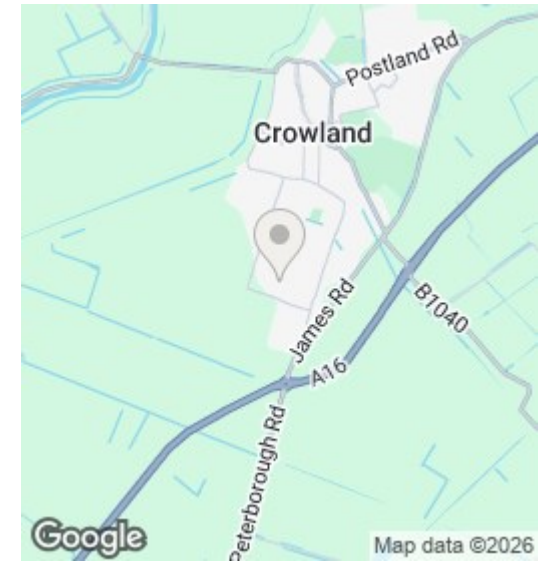
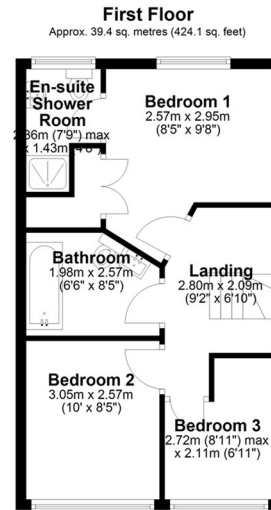
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 77.1 sq. metres (830.4 sq. feet)  
**22 Finch**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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