



Harvester Way, Crowland Peterborough
Offers In Excess Of £270,000 Freehold

**Sharman
Quinney**

Key Features



- Corner Plot
- Detached Home
- Conservatory
- Great Family Home
- Parking to Front and Rear

Entrance Hall

Part glazed door into entrance hall, stairs to the first floor and landing with cupboard under, UPVC double glazed window to side, radiator, laminate flooring and doors to:

Cloakroom

Two-piece suite with wash hand basin, low level WC, radiator, and UPVC double glazed window to the side.

Lounge 5.4m x 3m (17'11" x 10'1")

UPVC double glazed bay window to the front, laminate flooring, double radiator, part glazed door to the rear, with matching window and part glazed door into:

Dining Room 3.9m x 2.2 m (12'9" x 7'3")

Double glazed window to the conservatory, open plan staircase, laminate flooring, and double radiator, and door to the kitchen



Kitchen 2.87m x 2.3m (9'4" x 7'7")

Ceramic sink unit with mixer tap, UPVC double glazed window to the front, range of matching drawer and base units, fitted worktop, matching wall cupboards, four ring gas hob with separate oven and grill with cupboards above and under, recess for a below fridge, radiator, and part glazed door to the dining room.

Conservatory 3.9m x 3.1m (12'8" x 9'7")

Brick base with UPVC double glazed windows to three sides, ceramic tiled flooring, radiator and UPVC double glazed French doors to the garden. Door to

Utility Room 2.8m x 2.55 (9'4" x 8'3") Plumbing for a washing machine and space for a free-standing fridge freezer.

First Floor & Landing

Loft access, and doors to:

Bedroom 1 3.6m x 3.19 (11'9" x 10'4")

UPVC double glazed window to the rear, radiator and door to:

En Suite

Three-piece suite with double shower cubicle, tiled surround, vanity wash hand basin with cupboard under, boxed in low level WC, half height tiled walls, chrome radiator, and ceramic tiled flooring.

Bedroom 2 2.93 m 2.5m (11'9" x 8'11")

UPVC double glazed window to rear, radiator, and airing cupboard housing hot water tank.

Bedroom 3 2.19m 2m (7'1" x 6'8")

UPVC double glazed window to the front, and radiator.



GROUND FLOOR

1ST FLOOR



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Bathroom

Three-piece suite with panelled bath with mixer taps, vanity wash hand basin with cupboard under, low level WC, UPVC double glazed window to the front, radiator and extractor fan.

Outside

Front

Set in a corner plot with established flower and shrub borders, driveway to single garage. The garage has been partially converted to offer storage space to the front, and a utility area to the rear.

Rear

A mature garden offering a high degree of privacy with a paved and gravelled patio area, central lawn, established borders. Side storage area with side gate. Walled boundary to one side. Further gravelled area with timber shed.

Beyond the rear garden there is an additional private driveway to the property.

To view this property call Sharman Quinney on:
01733 575757

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