



Total area: approx. 142.2 sq. metres (1530.7 sq. feet)



14 Beccelm Drive, Crowland, Peterborough, PE6 0AG
£330,000

Disclaimer

Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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This traditional Alison built detached family home is located in a popular residential cul-de-sac in the popular Lincolnshire Market Town of Crowland benefiting from pedestrian access to all the local shops, services and amenities. Over 1500 Sq ft of versatile accommodation comprising of a spacious entrance hall, living room with log burning stove and an archway through to a generous sized dining room plus an Edwardian style double glazed conservatory, traditional style kitchen, pantry, utility room, cloakroom and a garage conversion to another bedroom/office. Galleried landing leading to four further bedrooms plus a large four piece suite family bathroom. The property benefits from double glazing and gas combination central heating, the current owners have recently replaced the front door. Driveway to the front providing parking for up to three vehicles. Enclosed lawned garden to the rear. EARLY VIEWINGS ADVISED !!!

Entrance Hall

6'7" x 6'2" (2.00m x 1.88m)

uPVC double glazed door to the front. Radiator, exposed wooden flooring and stairs to the first floor. Doors to:

Bedroom Five

15'3" x 7'3" (4.65m x 2.20m)

uPVC double glazed window to the front. Laminate flooring and coving to ceiling

Living Room

14'5" x 12'1" (4.39m x 3.68m)

uPVC double glazed window to the front. Fireplace with cast-wood burner stove with glass door and timber mantle over. Radiator, laminate flooring and open plan to the dining room

Dining Room

12'5" x 9'5" (3.79m x 2.86m)

Two uPVC double glazed windows and two uPVC double glazed doors to the rear. Laminate flooring and coving to ceiling

Conservatory

11'9" x 11'11" (3.57m x 3.62m)

uPVC double glazed construction with vent windows, double glazed polycarbonate roof and power and lights connected. Two uPVC double glazed windows to the sides, and two uPVC double glazed windows to the rear. Laminate flooring

Kitchen

12'5" x 8'11" (3.79m x 2.71m)

uPVC double glazed window to the rear. Fitted with a matching range of base and eye level units with worktop space over with polished granite worktop space over and a ceramic sink with single drainer. Fitted oven range with extractor hood over. Ceramic tiled splashbacks, vinyl tiled flooring and open plan to the utility

Utility

6'0" x 7'3" (1.84m x 2.20m)

uPVC double glazed window to the rear. Fitted base units, plumbing for washing machine and space for a tumble dryer. Vinyl tiled flooring and coving to ceiling. Door to:

Cloakroom

3'7" x 3'9" (1.08m x 1.14m)

uPVC obscure double glazed window to the side

Landing

10'5" x 11'1" (3.17m x 3.39m)

Radiator, fitted carpet and coving to ceiling. Doors to:

Master Bedroom

14'5" x 10'7" (4.39m x 3.23m)

uPVC double glazed window to the front. Radiator, laminate flooring and coving to ceiling

Bedroom Two

12'5" x 10'7" (3.79m x 3.23m)

uPVC double glazed window to the rear. Radiator, laminate flooring, coving to ceiling and a door to a storage cupboard

Bedroom Three

15'5" x 7'9" (4.71m x 2.36m)

uPVC double glazed window to the front. Radiator, laminate flooring and coving to ceiling

Bedroom Four

8'0" x 7'8" (2.44m x 2.33m)

uPVC double glazed window to the front. Radiator and laminate flooring

Family Bathroom

3'3" x 15'2" (0.99m x 4.63m)

Two uPVC double glazed obscure windows to the rear. Refitted with a four piece suite comprising Jacuzzi bath, pedestal wash hand basin, recessed tiled double shower enclosure with fitted shower and close coupled WC. Tiled surround, radiator, heated towel rail and vinyl flooring

Outside

Driveway to the front providing parking for up to three vehicles. Enclosed mainly laid to lawn garden to the rear with a seated patio area

EPC: C

Energy Efficiency Rating: 69/83

DRAFT DETAILS AWAITING VENDORS APPROVAL

