



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)



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/>

Harrington Drive, Crowland, Peterborough, Lincolnshire, PE6 0AT
£299,995

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City and County Crowland are very pleased to present for sale this detached bungalow located in the popular and historic Market town of Crowland. Currently under construction by a small local developer with a reputation for a quality and bespoke build with many unique and individual features. Impressive 1168 Sq ft of accommodation comprising a spacious entrance hall, master bedroom with a luxury en-suite shower room, two further bedrooms plus a good sized luxury four piece suite bathroom. A fantastic open plan Wren kitchen with integrated appliances, living and dining area with two large patio doors leading to the rear terraced patio area with steps leading to the rear enclosed garden. Driveway to the front providing off road parking for up to two vehicles. Early viewing advised to avoid disappointment.

Entrance Hall

17'10" x 8'8" (5.44m x 2.63m)

Pvcu double glazed Window to the side. laminated flooring Radiator double doors to a storage cupboard. Doors to:

Master Bedroom

13'3" x 16'8" (4.03m x 5.08m)

uPVC double glazed window to the side and uPVC double glazed window to the front. Radiator. fully carpeted, Door to:

En-suite Shower Room

13'3" x 4'4" (4.03m x 1.33m)

uPVC obscure double glazed window to the side. Fitted with a three piece suite comprising double tiled shower enclosure with fitted shower, twin his and her wash hand basin in a wall mounted vanity unit with storage under, close coupled WC

Bathroom

5'9" x 13'9" (1.76m x 4.20m)

uPVC double glazed window to the side aspect. Fitted with a four piece suite comprising bath, wash hand basin, tiled shower area with fitted shower and close coupled WC. Heated towel rail tiled flooring

Bedroom Two

9'0" x 13'9" (2.74m x 4.20m)

uPVC double glazed window to the side. Radiator, carpets

Bedroom Three

9'5" x 10'0" (2.87m x 3.04m)

uPVC double glazed window to the front. Radiator, carpets

Kitchen/Dining/Living room

12'3" x 31'8" (3.74m x 9.64m)

uPVC double glazed window to the side. Two uPVC double glazed patio doors to the rear. Double radiator fully fitted kitchen with complimentary oak effect work surfaces over, integrated dish washer, integrated electric oven, hob over with extractor, plumbing for washing machine. smoke alarm, laminated flooring. Recessed LED ceiling spotlights.

Outside

Outside to the rear there is an enclosed garden. bespoke timber decked area with built in planters and steps leading to the rear. gravel Driveway to the front providing off road parking for up to two vehicles. Gated side access to the rear.

EPC: B

DRAFT DETAILS AWAITING VENDORS APPROVAL

