

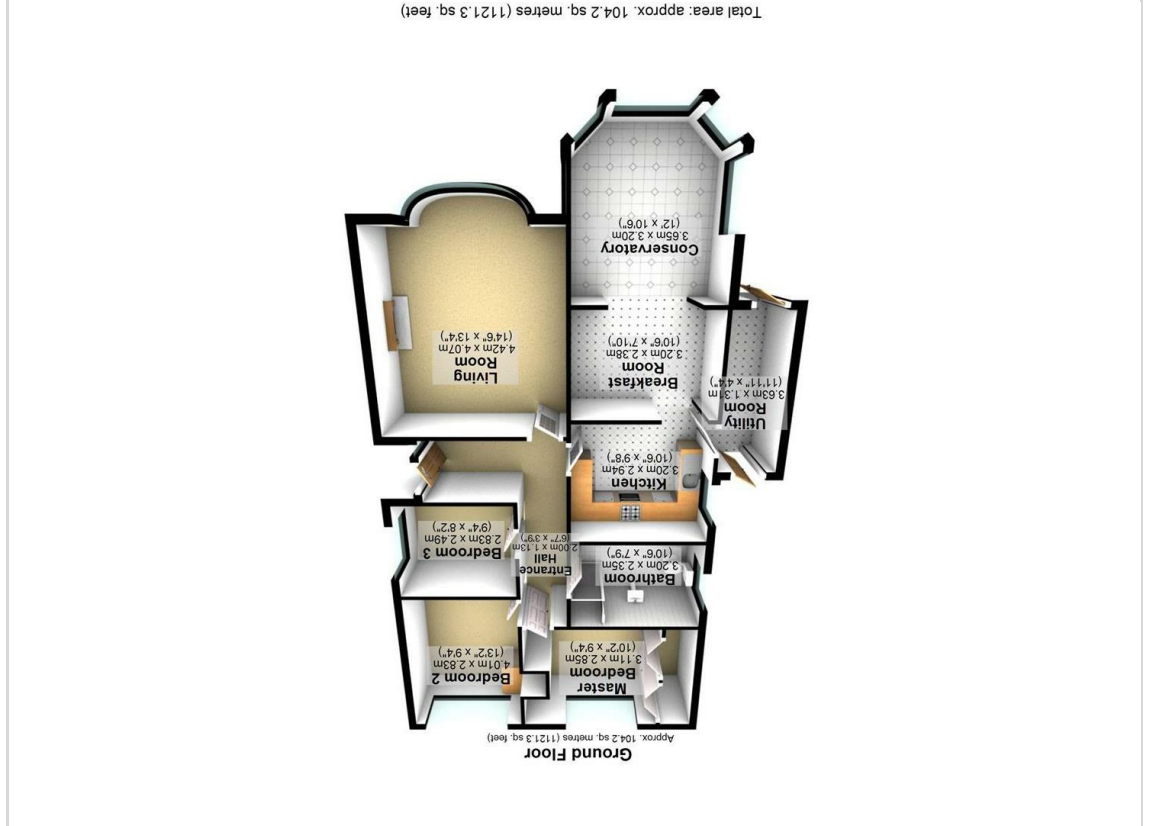
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, floorplans and 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.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

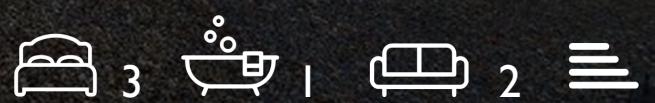
Viewing



30b Broadway

Crowland, Peterborough, PE6 0BJ

£375,000



30b Broadway

Crowland, Peterborough, PE6 0BJ

City and County are delighted to present this rare opportunity to acquire a spacious detached bungalow benefitting from a generous plot with outbuildings. Located in the heart of Crowland, this property has the added benefit of being within walking distance of all the local shops, services and town facilities. Offering a good amount of privacy behind a fence and gates, this bungalow comprises of an entrance hall, three good sized bedrooms, a refitted modern four-piece suite bathroom, a good-sized living room, well-presented kitchen, open through to an open plan breakfast area and then onto a conservatory, separate utility room. Ample off street parking to front and enclosed garden to the rear.

There is an additional detached Barn/Garage adjacent to the property included in the sale. The dwelling has lapsed planning for consent to be converted to a x3 bed annexe as an ancillary to the main bungalow. All properties are on one title deed and cannot be separated.

Viewing advised - please call to register your interest.

Entrance Hall

67" x 38"
uPVC double glazed window and uPVC double glazed front door with matching side panel to the side. Fitted carpet with matwell and dado rail. Doors to:

Living Room

14'6" x 13'4"
uPVC double glazed bow window to the front. Ornamental feature fireplace with Adam style surround and marble effect hearth, radiator, fitted carpet, dado rail and coving to textured ceiling

Bedroom Three

82" x 9'3"
uPVC double glazed window to the side. Radiator and fitted carpet

Bedroom Two

13'1" x 9'3"
uPVC double glazed window to the rear. Inset wash hand basin vanity unit, radiator and fitted carpet. fitted wardrobes are included in the sale.

Master Bedroom

10'2" x 9'4"
uPVC double glazed window to the rear. Fitted bedroom suite with a range of wardrobes with hanging rail and overhead storage, matching dressing table, fitted inset wash hand basin vanity unit with cupboard under, radiator, fitted carpet, TV point and two double doors to a storage cupboard

Bathroom

7'9" x 10'6"
uPVC double glazed window to the side. Fitted with a four piece suite comprising bath with hand shower attachment over, separate walk in shower cubicle, wash hand basin vanity unit with cupboards under, and WC with hidden cistern. Heated towel rail, extractor fan, ceramic tiled flooring and tiled splashbacks



Kitchen

9'8" x 10'6"
uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with single drainer and mixer tap. Fitted electric oven, built-in four ring ceramic hob with extractor hood over. integrated fridge and freezer, plumbing for dishwasher, Vinyl flooring. Open plan to:

Breakfast Room

7'10" x 10'6"
Radiator and vinyl flooring. Open plan to:

Conservatory

12'0" x 10'6"
Half brick and uPVC double glazed construction with uPVC double glazed windows, double glazed polycarbonate roof and power and light connected. Three uPVC double glazed windows to the side. Two uPVC double glazed windows to the front. Ceiling fan, TV point, radiator and vinyl flooring

Utility Room

11'11" x 4'4"
Two uPVC double glazed doors to the front and back. Plumbing for a washing machine, space for a fridge/freezer and tumble dryer

Outside

Extensive wide gravel driveway to the front, car parking space for six cars with front vehicular access. Enclosed rear garden, enclosed by timber fence with patio, gravel area, borders beds, sunken fishpond, Please note the storage area to the rear of the barn plus the covered area currently housing the disused oil tank are to be included in the sale.

EPC: Awaiting

Tenure
Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

