



1A Barbers Drove North  
 Crowland, Peterborough, PE6 0BE  
**£425,000**

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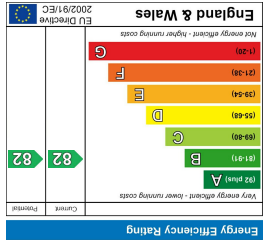
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

Disclaimer: 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 the signing of contracts.

## 1A Barbers Drove North

Crowland, Peterborough, PE6 0BE

City and County are delighted to showcase this individual, stylish modern home. Located within walking distance of the centre of the Historic Market Town of Crowland famous for its Medieval Abbey and three sided bridge. On the first approach to this property you immediately know you are about to be introduced to something truly individual and special. Secure Glazed front door leads to the entrance hall, gymnasium, bay fronted living room, luxury kitchen - breakfast room with an island unit open through to a stunning garden-family room with a lantern roof, bi folding doors leading to the contemporary outside garden space, presented with a stylish Moroccan theme, utility and cloakroom. All the rooms have individual and bespoke venetian marble plastering and complimentary flooring finishes. The vendor has informed us that most of the wall art and various items of furniture are negotiable. Modern glass and timber staircase lead you upstairs to a landing and three double bedrooms, an en-suite shower room plus a family bathroom. The third bedroom is currently a walk in wardrobe with made to measure storage and hanging space. Entrance to the property is via electric sliding gates, a bespoke granite tiled driveway, gated side access to the rear comprising of slate style terraced patio area, artificial grassed area, bespoke office and a garden room with integrated seating and panelling light and power connected. Please note the vendor has advised that the furniture is available to purchase by separate negotiation. A truly unique contemporary property – internal viewing advised.

**Entrance Hall**  
3'6" x 10'0"



**Gymnasium**  
15'10" x 9'6"

**Living Room**  
16'11" x 11'10"

**Kitchen**  
12'4" x 12'7"

**Utility**  
6'9" x 5'11"

**Cloakroom**  
6'10" x 2'10"

**Sun Room**  
14'9" x 21'9"

**Landing**  
8'11" x 9'4"

**Master Bedroom**  
16'11" x 12'6"

**En-Suite**  
5'5" x 6'2"

**Bedroom Two**  
12'3" x 12'6"

**Bedroom Three/ Dressing room**  
16'11" x 9'4"

**Family Bathroom**  
6'11" x 9'6"

**EPC: B**  
Energy Efficiency Performance:  
82/82

**Tenure: Freehold**

**DRAFT DETAILS AWAITING VENDORS APPROVAL**

