

Penwald Close

Crowland, Peterborough, PE6
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We are delighted to present for sale, this much improved, beautifully presented, DETACHED Alison built family home, located on a private residential Cul-de-Sac, in the popular Lincolnshire market town of Crowland. Perfect for an extended or growing family.

Neutral and fresh décor throughout, with accommodation comprising, an enclosed porch, entrance hall, third reception room that is currently used as a music room, but has also been used as a fifth bedroom. Modern three piece wet room adjacent, living room with solid oak flooring, fitted log burning stove, and a separate dining room with sliding doors to a good sized conservatory, overlooking the well maintained rear garden. A modern fitted kitchen with one and a half bowl ceramic unit, complimentary work surfaces over, matching utility room with a floor mounted Worcester Bosch oil fired boiler. Carpeted open plan stairs lead to a generous sized carpeted landing, wood panelled walls, four good sized bedrooms, with the master benefiting from a modern refitted en-suite shower room, heated towel rail and wall mounted LED digital mirror. There is also a three-piece suite family bathroom, with matching digital mirror. Outside to the rear is a fully enclosed garden, two timber decked patio areas, a covered area with a hot tub/spa (by separate negotiation), lawned area, and side access to the front double width tarmac driveway providing off road parking. There is an additional gravelled parking area to the side, providing ample parking for up to five vehicles. Early viewing advised.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Porch
4'8" x 5'4"

Entrance Hall
15'1" x 6'3"

Living Room
15'2" x 12'0"

Dining Room
9'11" x 10'6"

Sunroom
11'8" x 10'11"

Kitchen
9'11" x 10'9"

Utility Room
9'11" x 5'10"



Wet Room
5'9" x 8'9"

Living Room/Bedroom Five
14'6" x 8'9"

Landing
18'6" x 6'3"

Master Bedroom
14'0" x 12'3"

En-Suite
6'9" x 6'5"

Bedroom Two
11'0" x 12'3"

Bedroom Three
10'0" x 8'10"

Bedroom Four
8'3" x 8'9"

Bathroom
6'7" x 6'4"

EPC - E
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Freehold

DRAFT DETAILS AWAITING VENDOR APPROVAL

