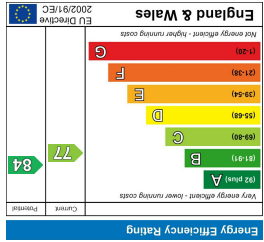


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



58 Peterborough Road  
Crowland, Peterborough, PE6 0BA

Offers In Excess Of £500,000



## 58 Peterborough Road

Crowland, Peterborough, PE6 0BA

A rare opportunity to acquire this superbly spacious detached bungalow, tucked away down a private driveway with electric gates, within the popular and ever-growing South Lincolnshire Market Town of Crowland. On the outskirts of the City of Peterborough, there are excellent transport links to London and the North via rail services and the A1. Crowland itself has a vast array of local amenities including a doctor's surgery, pharmacy, eateries and shops, as well as a well-respected primary school.

You access the property through the remote-controlled electric gates and block paved driveway, providing ample off road parking for several vehicles. Internally comprising of a spacious tiled entrance hall, providing central access to both the living and bedroom areas. To your right as you enter through the front door, is a disabled-friendly wet room. The main living room gives a great feel of open space, with a working log burner, and vaulted ceiling with spotlights, there are also French doors leading to the conservatory at the rear, which is tiled, and has fitted window blinds. Moving on through to the kitchen/diner, which is also a good size, with a range of base and eye level units, solid granite worktops, integrated double oven, microwave, coffee machine and dishwasher, as well as space for two SMEG fridge/freezers. Accessed from the kitchen is both a utility room, housing a washing machine and tumble dryer, and a dining room comfortably hosting a TEN-seater dining table, with bi-fold doors to the front elevation. There are five good sized bedrooms to the rear, with an en-suite shower room to the master, as well as a three piece family bathroom. Externally to the rear is an enclosed garden offering a good degree of privacy with various mature trees and shrubbery. Mainly laid to lawn but also with a large patio area to both sides, with seating areas, timber shed and a raised pond.

**Entrance Hall**  
13'8" x 7'3"

**Wet Room**  
7'4" x 4'11"

**Hallway**  
6'2" x 5'3"



**Living Room**  
16'10" x 15'2"

**Conservatory**  
9'3" x 14'4"

**Kitchen Diner**  
24'0" x 14'5"

**Dining Room**  
17'3" x 11'1"

**Utility Room**  
5'3" x 9'8"

**Storage Cupboard**  
5'4" x 5'4"

**Hallway**  
29'10" x 4'7"

**Master Bedroom**  
13'0" x 11'8"

**En-Suite**  
4'1" x 8'5"

**Bedroom Two**  
14'9" x 8'9"

**Bedroom Three**  
13'9" x 11'8"

**Bedroom Four**  
11'11" x 7'8"

**Bedroom Five**  
7'11" x 10'9"

**Bathroom**  
6'9" x 10'7"

**Garage**  
16'6" x 16'6"

**EPC - C**  
77/84

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

