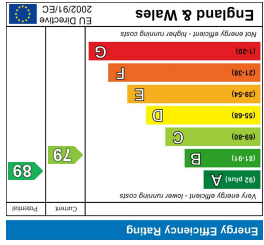


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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/>



Energy Efficiency Graph



Area Map

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



Floor Plan



Penwald Close
 Crowland, Peterborough, PE6 0AQ
 Guide Price £340,000

4 Bedrooms, 2 Bathrooms, 2 Living Rooms, C

Penwald Close

Crowland, Peterborough, PE6 0AQ

A much improved detached family home, within a sought after residential Cul-de-Sac, in the Lincolnshire Market Town of Crowland. There are many amenities within walking distance, as well as the local primary school, which has recently received a 'Good' Ofsted rating, Peterborough and Spalding are both a short drive away via the A16, as well as being accessible by local bus services.

As you approach the property there is a block paved driveway providing ample space to park at least three vehicles, as well as a lawned front garden with various flowers and shrubs. Internally comprising a spacious entrance hall, with fitted storage cupboards and glass display cabinet, as well as doors leading to the integral double garage, downstairs cloakroom, living room and kitchen. The kitchen breakfast room has a range of base and eye level units, two sinks, under counter lighting, as well as an integrated Miele double oven, Neff induction hob, and Fisher and Paykel double dishwasher. Off the kitchen is a separate dining room with French doors leading through to the conservatory, from here the living room can also be accessed through a large archway, and benefits from a stylish newly installed remote controlled gas fireplace. To the first floor, you are greeted by a galleried landing with a window to front elevation. There are four good sized bedrooms, with both the master bedroom and bedroom two benefitting from large fitted wardrobes, as well as an en-suite shower room to the master. The family bathroom has a Jacuzzi type bath and a vanity unit with electric LED mirror, a. Externally to the rear is an enclosed rear garden that is mainly laid to lawn, with a patio area and mature borders whilst also offering a fantastic degree of privacy from neighbouring properties. We would also like to note that there are also the benefits from solar panels which are owned outright, mains gas central heating, an annually serviced intruder alarm and remotely controlled electric garage roller door.

Entrance Porch
4'11" x 5'6"



Entrance Hall
15'2" x 6'3"

Living Room
15'2" x 12'2"

Dining Room
9'10" x 10'7"

Conservatory
16'3" x 12'2"

Kitchen Breakfast Room
9'10" x 16'10"

WC
3'4" x 8'7"

Landing
18'8" x 6'4"

Master Bedroom
12'9" x 12'2"

En-Suite
6'5" x 6'3"

Bedroom Two
12'2" x 12'4"

Bedroom Three
9'10" x 8'7"

Bathroom
6'8" x 8'8"

Bedroom Four
8'2" x 8'8"

Garage
16'8" x 8'9"

Garage
16'9" x 8'7"

EPC - C
79/89

Tenure - Freehold