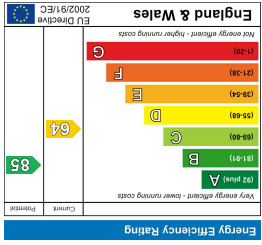


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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 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

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



Area Map



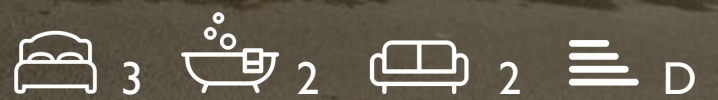
Floor Plan



South Street

Crowland, Peterborough, PE6 0AH

Guide Price £235,000



South Street

Crowland, Peterborough, PE6
0AH

Welcome to your alluring two-storey residence spanning a generous 103sqm. Located in the heart of the popular Market town of Crowland, famous for the impressive Medieval Abbey, local shops services and a health centre are all in within walking distance.

This captivating abode hosts three well-sized bedrooms and two meticulously designed bathrooms. The ground level oozes comfort, featuring two spacious rooms and a fully-equipped, cottage style kitchen designed to cater to your culinary endeavour. The front open plan living/dining room revolves around a cosy log burning stove and fireplace, ideally suited for book-loving enthusiasts or simply for unwinding after a busy day. Just off the kitchen area is a sleek utility/shower room crafted for practicality, refreshment and relaxation. As you make your way upstairs, you'll find the heart of the home, three tranquil bedrooms, tailored to provide you with peaceful slumbering experiences. To seal the deal, you'll find a luxury four-piece suite en-suite bathroom, a haven for pampering and relaxation. Every corner of this dwelling pledges comfort dipped in luxury. Truly, a sanctuary where homely charm meets modern lifestyle! Outside to the rear is an enclosed rear garden incorporating a timber cabin/workshop. The property is being sold with no forward chain. Early viewing advised. Please note the land to the rear of the garden is not included in the sale, vendor is in the process of splitting the title deeds.

Dining Room
8'7" x 13'0"



Living Room
17'3" x 12'11"

Kitchen
16'9" x 9'0"

Shower Room
6'6" x 8'11"

Landing

Master Bedroom
13'6" x 13'3"

Bathroom
8'5" x 8'10"

Bedroom Two
11'8" x 13'3"

Bedroom Three
12'5" x 8'10"

EPC - D
64/85

Tenure - Freehold

