

Energy Efficiency Graph

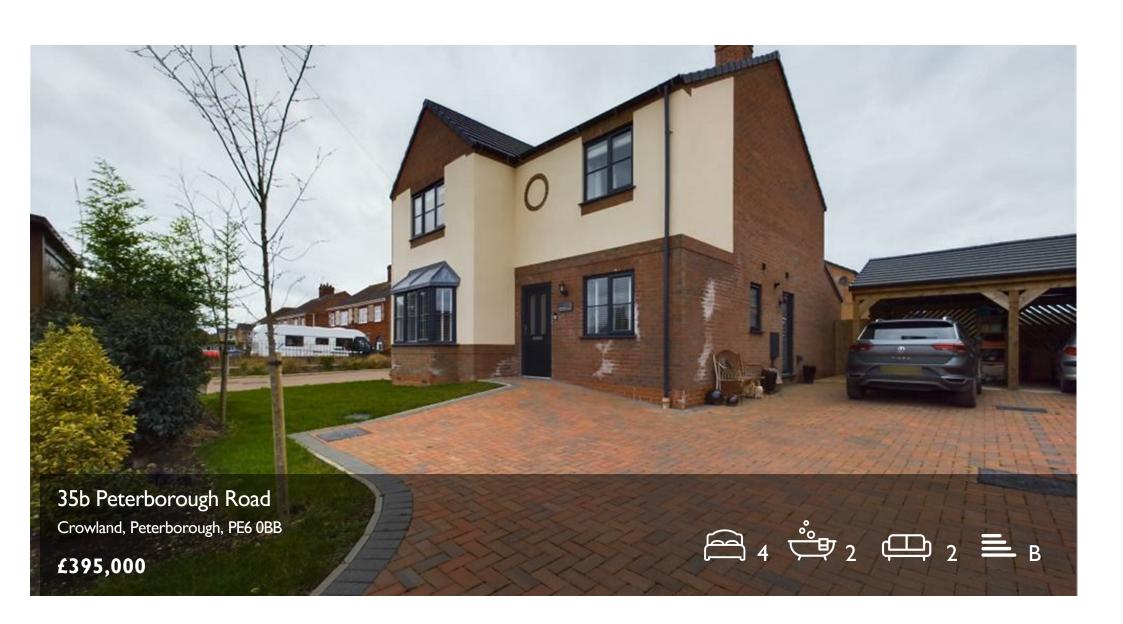
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

gniwaiV





Floor Plan



35b Peterborough Road

Crowland, Peterborough, PE6 0BB

Unearth the opportunity to own this stunning two-storey, four bedroom, two bathroom abode covering an expansive area of 141 square metres! Located in the popular Lincolnshire market town of Crowland. This gem offers an astounding blend of practicality and luxury.

The ground floor flaunts a skilfully designed layout featuring a spacious entrance hall, a utility room rich with storage, alongside a handsomely fitted and stylish kitchen boasting an integrated oven, a microwave, a dishwasher and a fridge freezer, ready for any culinary endeavor. Open plan through to the dining/family area with vaulted ceiling, Velux roof windows and bi folding doors to the rear, leading to the enclosed lawned garden and patio area, perfect for family gatherings or tranquil alone time. A conveniently placed modern WC plus an office/snug completes the first floor plan impeccably. Ascend to the tranquil, fully carpeted second floor hosting four spacious, sun-dappled bedrooms. There is a pristine three-piece suite family bathroom, plus a luxury en-suite to the master bedroom, also boasting built in double wardrobes. Outside to the front is a block paved drive providing ample parking for up to three vehicles plus a barn style car port. This residence is waiting for your touch to transform it into your perfect home!

Entrance Hall

15'7" × 6'6"

Living Room 20'10" × 11'9"

Office/Snug 7'5" × 6'8"



















3'10"×6'8"

Kitchen Diner 10'7" × 25'10"

Utility Room 5'10" × 6'8"

Landing 4'10" × 9'9"

Master Bedroom

4'4" × 8'8"

Bedroom Two 13'2" × 10'3"

Bedroom Three

12'1"×10'7"

Bathroom 8'1" × 6'9"

Bedroom Four 13'2" × 8'0"

EPC - B 86/93

Tenure - Freehold





