

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, 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.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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



35b Peterborough Road
Crowland, Peterborough, PE6 0BB

£395,000

4 2 2 B

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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" x 6'6"

Living Room

20'10" x 11'9"

Office/Snug

7'5" x 6'8"



WC

3'10" x 6'8"

Kitchen Diner

10'7" x 25'10"

Utility Room

5'10" x 6'8"

Landing

4'10" x 9'9"

Master Bedroom

13'4" x 11'11"

En-Suite

4'4" x 8'8"

Bedroom Two

13'2" x 10'3"

Bedroom Three

12'1" x 10'7"

Bathroom

8'1" x 6'9"

Bedroom Four

13'2" x 8'0"

EPC - B

86/93

Tenure - Freehold

