

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	Approximate annual energy costs
A	£127 (91kWh)
B	£151 (91kWh)
C	£166 (91kWh)
D	£184 (91kWh)
E	£214 (91kWh)
F	£271 (91kWh)
G	£328 (91kWh)

EU Directive 2002/91/EC

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.

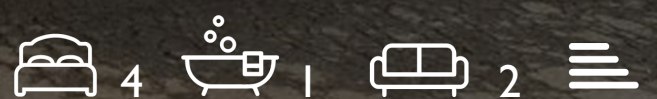
Viewing



48 West Street

Crowland, Peterborough, PE6 0ED

Offers In Excess Of £350,000 - Freehold , Tax Band - B





## 48 West Street

Crowland, Peterborough, PE6 0ED

Located in the centre of the Lincolnshire market town of Crowland, within walking distance of all the local shops services and amenities, Lincolnshire riverside country walks are also on your doorstep. Experience luxury living in this exquisite two-storey cottage, boasting 139m<sup>2</sup> of meticulously designed living space. Boasting two floors in total, each offering unique amenities - this property manifests an amalgamation of sophistication and functionality.

The ground floor welcomes you with an entrance porch, leading into a good sized reception area which is adaptable to individual lifestyle needs. This then leads through to a state-of-the-art cottage style refitted kitchen, that is furnished with a range of base and eye level units, complimentary work surfaces, and tiled splashbacks, and a blissful sunroom to enjoy garden views on serene afternoons. There is a cosy living room featuring a gorgeous fireplace, perfect for intimate gatherings or relaxing evenings, and a separate dining room for entertaining. The ground floor has the added benefit of an elegantly styled WC. Ascending to the first floor and split level landing reveals four generous sized bedrooms, offering endless possibilities - guest rooms, hobby rooms, or storage. A tranquil master bedroom with built in wardrobes, and a separate dressing area with potential for an en-suite as water and waste connects are present. A lavish luxury bathroom equipped with both bath and shower for unparalleled relaxation. Outside to the rear is an enclosed private south facing rear garden. There is a patio area perfect for alfresco dining/entertaining, along with outbuildings and storage sheds. Early viewing advised - call today for more information!

**Entrance Hall**  
9'11" x 4'8"

**WC**  
7'5" x 3'3"

**Reception Hall**  
11'8" x 11'10"

**Kitchen/Diner**  
11'2" x 12'1"

**Hallway**  
7'1" x 10'11"

**Utility Room / Sun Room**  
7'8" x 8'4"

**Living Room**  
11'10" x 14'8"

**Dining Room**  
12'4" x 12'4"

**Landing**  
7'10" x 7'6"

**Hallway**  
5'0" x 3'2"

**Master Bedroom**  
12'7" x 10'4"

**Dressing Room**  
8'8" x 3'10"

**Bedroom Two**  
12'0" x 12'7"

**Bathroom**  
7'0" x 5'8"



**Bedroom Three**  
10'11" x 12'0"

**Bedroom Four**  
7'9" x 11'1"

**EPC - Awaiting**

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Verified Material Information

Council tax band: B  
Annual charge: £1557.6 a year (£129.8 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street  
Building safety issues: No  
Restrictions: None  
Public right of way: No  
Flood risk: No  
Coastal erosion risk: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: Survey Instructed (potential rating is D)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

