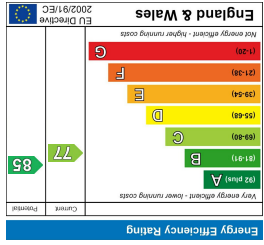


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



66 Normanton Road
Crowland, Peterborough, PE6 0JJ

Offers In Excess Of £400,000 - Freehold , Tax Band - E



66 Normanton Road

Crowland, Peterborough, PE6 0JJ

City and County Crowland are delighted to present for sale this beautifully presented detached family home. A perfect blend of space and style, this well-proportioned, 149.0 square meter property is thoughtfully designed across three floors, making this the ideal family home.

Entrance to the property is via an impressive reception hall, benefitting from a downstairs cloakroom, versatile and spacious accommodation throughout making this a fantastic family home and entertaining haven, featuring two bay fronted reception rooms, a generously sized living room with double French doors to the rear garden and a much improved modern kitchen that is equipped with a fantastic bespoke oven/range, satisfying all culinary needs. Adjacent is a convenient utility room. Carpeted stairs lead to a spacious first floor and landing leading to three generous bedrooms. The master bedroom benefits from built-in wardrobes, plus a luxury en-suite shower room. There is also a modern three-piece suite family bathroom to the first floor. Making your journey to the second floor, there are two further additional double bedrooms and a modern shower room, establishing privacy and providing room for family growth or guest accommodation. Outside to the rear is a generous garden and patio area, benefitting from a sunny aspect. To the front of the property there is a double width drive providing ample parking for up to four plus vehicles, leading to the detached double garage. A superb property - early viewing advised to fully appreciate all that this home has to offer.

Entrance Hall
13'11" x 6'0"

Reception Room
11'8" x 8'1"

Dining Room
10'5" x 10'4"

Living Room
17'8" x 10'4"

WC
5'2" x 4'11"

Kitchen
9'7" x 14'7"

Utility Room
5'4" x 5'7"

First Floor Landing
7'4" x 11'8"

Master Bedroom
10'6" x 13'7"

En-Suite To Master Bedroom
4'6" x 8'2"

Bedroom Two
11'3" x 10'8"

Bedroom Five
8'9" x 8'5"

First Floor Bathroom
6'8" x 8'3"

Second Floor Landing
3'8" x 5'10"

Bedroom Three
16'2" x 10'8"



Second Floor Bathroom
9'0" x 5'7"

Bedroom Four
16'1" x 8'6"

EPC - C
77/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: E
Annual charge: £2447.67 a year (£203.97 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: Garage and Driveway
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: Yes
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No.
Energy Performance rating: C (potential rating is B)

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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.

