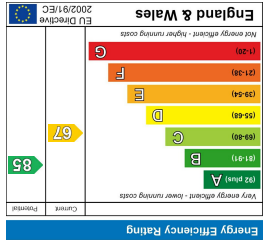


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map

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



Floor Plan



31 Jubilee Way

Crowland, Peterborough, PE6 0JS

Offers In Excess Of £240,000 - Freehold , Tax Band - C





## 31 Jubilee Way

Crowland, Peterborough, PE6 0JS

City and County Crowland are delighted to present for sale this modern detached family home located on a small modern development on the outskirts of the Lincolnshire market town of Crowland. This home is perfect for a growing family. Nicely presented accommodation comprising, entrance hall with slate grey laminate flooring, modern two-piece suite cloakroom, bay fronted living room, with archway through to a separate dining room, sliding patio doors leading to a uPVC double glazed conservatory providing further reception space. An L-shaped modern kitchen/breakfast room, fitted with a range of matching base and eye level units, one and half bowl inset sink unit with mixer tap over, integrated electric oven, hob and extractor over. Plumbing for utilities and a matching breakfast bar. Carpeted stairs lead to the first floor landing with doors leading to the master bedroom to the front elevation, with built in wardrobes and a three-piece suite en-suite shower room with heated towel rail. Two further bedrooms plus a three piece suite family bathroom. Outside to the rear is an enclosed garden that is mainly laid to with a patio area, and gated side access to the rear. Driveway to the side providing ample parking leading to the single garage. Call today to view

### Entrance Hall

6'0" x 6'0"

### Living Room

14'7" x 10'3"

### Dining Room

9'4" x 10'2"



**Sunroom**  
7'11" x 9'10"

**Kitchen**  
15'10" x 9'2"

**WC**  
5'11" x 2'9"

**Landing**  
4'6" x 6'4"

**Master Bedroom**  
9'9" x 10'6"

**En-Suite To Master Bedroom**  
5'0" x 9'3"

**Bedroom Two**  
9'8" x 10'5"

**Bedroom Three**  
7'8" x 9'4"

**Bathroom**  
7'10" x 6'1"

**EPC - D**  
67/85

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING**  
VENDOR APPROVAL

