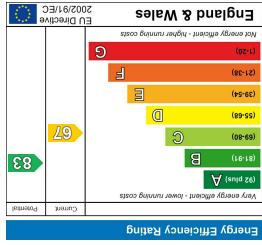


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



36 Broadway

Crowland, Peterborough, PE6 0BJ

Offers In The Region Of £400,000 - Freehold , Tax Band - B



36 Broadway

Crowland, Peterborough, PE6 0BJ

Welcome to this link detached cottage located within convenient access to the Lincolnshire market town centre of Crowland, a spacious and much improved property offering 166 square metres of style, versatility and convenience.

Access to the property is via a front porch leading through to the spacious 20ft living room characterised by a cosy feature fireplace, adjacent is a separate dining room/snug adjoining the fully fitted cottage style kitchen. The current owners have created a versatile utility area open through to a downstairs shower room and VWC then onto a sun drenched sunlounge with access to the adjoining outbuildings. On the first floor, there are three double bedrooms, a luxurious modern bathroom complete with a shower and bath. Outside to the rear is a lovely garden and patio area. The property benefits from double gates giving vehicular access to the front and generous off road parking. Complimenting the main building is an auxiliary single-floor building sporting a substantial garage and an extra room suitable for storage or hobby activities. This property encapsulates the epitome of space, function and charm, providing a setting for an unparalleled living experience.

Entrance Porch

43" x 310"

Living Room

231" x 142"

Dining Room

1210" x 117"

Kitchen

910" x 116"

Utility Area

1211" x 135"

Shower Room

411" x 55"

WC

52" x 211"

Sunlounge

89" x 101"

Landing

Master Bedroom

1211" x 143"

Bedroom Two

1210" x 118"

Bathroom

99" x 117"

Bedroom Three

910" x 115"

Storage/Hobby Room

109" x 151"

Garage

1010" x 153"

EPC - D

67/83

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: B
Council tax 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: Double glazing
Broadband: Cable
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and Gated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D (Potential 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

