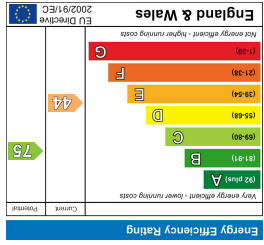


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



7 The Chase

Crowland, Peterborough, PE6 0LN

£420,000 - Freehold , Tax Band - C





## 7 The Chase

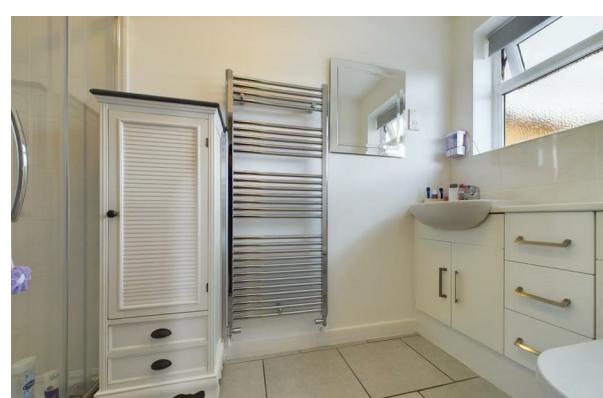
Crowland, Peterborough, PE6 0LN

An executive detached bungalow, presented to an extremely high standard throughout, sitting on a generous plot in a sought after residential area of Crowland, close to all local amenities whilst still offering easy access to both Peterborough and Spalding. Having undergone a scheme of improvements by the current owners, the property now offers modern and versatile living accommodation throughout.

Sat considerably back from the road, you approach via the large dual entrance driveway, providing off street parking for several vehicles. There is a front lawned area and a single garage with power and lighting. Internally comprising a spacious entrance hallway providing central access to all main living areas, a modern kitchen/diner which has been updated in recent years, with a range of base and eye level units, integrated double oven, hob, fridge freezer and dishwasher. Main dual aspect living room with French doors on to the rear elevation. There are three bedrooms, and an additional sitting room which could also be used as a fourth bedroom. There is a three-piece family bathroom, and a separate cloakroom. Externally to the rear is a sizeable and mature rear garden, offering a great degree of privacy, with various trees and shrubbery, and a large patio area for outside entertaining. Early viewings highly advised.

**Entrance Hall**  
3'11" x 9'11"

**Hallway**  
9'4" x 3'4"



**Hallway**  
11'8" x 3'9"

**Kitchen/Diner**  
13'7" x 16'11"

**Living Room**  
13'6" x 14'10"

**Sitting Room/Bedroom Four**  
11'7" x 10'9"

**Master Bedroom**  
13'5" x 11'10"

**Bedroom Two**  
11'3" x 8'4"

**Bedroom Three**  
9'4" x 8'0"

**Bathroom**  
9'4" x 5'1"

**WC**  
3'9" x 3'3"

**Storage Cupboard**  
6'6" x 2'11"

**Garage**  
9'9" x 15'11"

**EPC - E**  
44/75

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

