

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 energy cost per kWh
A	127-154
B	115-127
C	103-115
D	91-103
E	79-91
F	67-79
G	55-67

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



19 Hall Street

Crowland, Peterborough, PE6 0EW

Guide Price £380,000 - Freehold , Tax Band - D



## 19 Hall Street

Crowland, Peterborough, PE6 0EV

\*GUIDE PRICE £380,000 - £400,000\* A delightful family home sitting on a generous plot in a popular non-estate location, in the South Lincolnshire town of Crowland. The property itself is conveniently located within walking distance of all local amenities, just around the corner from the main town centre and South View Primary School, whilst still offering great transport links to both the City of Peterborough, and Spalding.

To the front there is an excellent degree of privacy with mature hedges, enveloping a good-sized front garden and a double gated, block paved driveway, which offers ample off-street parking for three to four vehicles. Internally comprising of a central entrance hallway, a dual aspect living room with two large windows, letting in a great abundance of natural light and a second reception room that could offer a variety of uses. Furthermore, to the rear elevation there is a modernised kitchen/diner, with a range of base and eye level units, integrated dishwasher, space for range style cooker and double fridge freezer and a pantry, access from here leads into the utility room, and through to the conservatory, and downstairs cloakroom. To the first floor, there are three double bedrooms, and one large single bedroom, along with a three-piece family bathroom with a shower over the bath. The rear garden is mainly laid to lawn with mature borders, whilst also benefitting from a patio area, timber shed with power. The garden offers views of the imposing historical Crowland Abbey. We would like to note that the boiler has recently been replaced with a new gas combi, and the property is fully uPVC double glazed. Viewings highly advised to fully appreciate all that this home has to offer.



**Entrance Hall**  
6'6" x 10'4"

**Living Room**  
11'10" x 20'11"

**Dining Room**  
10'0" x 10'4"

**Kitchen/Diner**  
17'0" x 10'2"

**Pantry**  
3'3",36'1" x 4'6"

**Utility Room**  
7'5" x 5'10"

**WC**  
3'6" x 3'6"

**Conservatory**  
9'8" x 7'7"

**Landing**  
6'0" x 15'1"

**Master Bedroom**  
12'0" x 10'8"

**Bedroom Two**  
12'0" x 9'11"

**Bedroom Three**  
10'8" x 10'6"

**Bedroom Four**  
10'7" x 10'1"

**Bathroom**  
7'4" x 5'5"

**Garage**  
8'4" x 16'2"

**EPC - D**  
61/79

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

