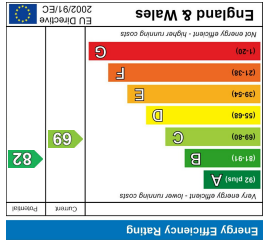


Disclaimers: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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



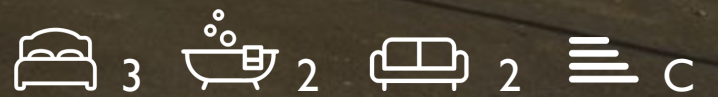
Area Map



Floor Plan



St. Pega Close
 Crowland, Peterborough, PE6 0NP
Guide Price £360,000



St. Pega Close

Crowland, Peterborough, PE6 0NP

Welcome to St. Pega Close, Crowland, Peterborough - a charming location for this delightful detached house in close proximity to the famous medieval Crowland Abbey. The property is superbly presented throughout, ensuring a warm and welcoming atmosphere from the moment you step inside, boasting two reception areas, perfect for entertaining guests or simply relaxing with the family. With three bedrooms and two bathrooms, including an en-suite off the master bedroom, a garage conversion currently used as a gym offering tremendous potential, there is ample space for everyone.

Accommodation comprises a spacious entrance hall, a modern cream shaker style kitchen, a separate utility room and a two-piece suite cloakroom. A generous sized living room opens through to a dining area with doors leading to the rear. The garage has been converted to another room which is currently used as a gym. Carpeted stairs lead to a galleried landing leading to three good sized bedrooms, a family bathroom, plus a generous en-suite shower room. Outside, you'll find a beautifully landscaped rear garden, and patio area, benefitting from a sunny aspect ideal for enjoying the outdoors in the privacy of your own space. Additionally, there is parking available for two vehicles, providing convenience for you and your guests. Don't miss out on the opportunity to make this house your home. With its desirable features and prime location in a private residential Cul-de-Sac, this property is sure to capture your heart. Contact us today to arrange a viewing and experience the charm of this lovely home for yourself.

Entrance Hall
19'10" x 7'8"

Living Room
16'4" x 11'10"

Dining Room
12'4" x 11'10"

Kitchen
8'8" x 12'8"

Hallway
3'5" x 3'11"

WC
4'9" x 3'11"

Utility Room
8'0" x 5'8"

Gym
15'6" x 8'4"

Landing
16'0" x 6'4"

Master Bedroom
16'11" x 10'5"

En-Suite To Master Bedroom
6'9" x 10'4"

Bedroom Two
16'5" x 12'0"

Bedroom Three
12'4" x 12'0"

Bathroom
5'5" x 6'4"



EPC - C
69/82

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage:
Heating: Gas Combi
Heating features: TVR on radiators
Broadband: up to 54Mbps
Mobile coverage: EE - Great, Three - Great

Parking: Allocated x 2, Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
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: No
Energy Performance rating: C

All information is provided without warranty. 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.

