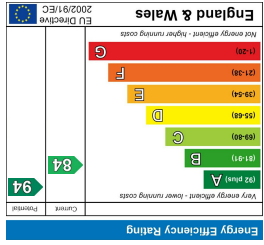


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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, 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



Peterborough Road  
Crowland, Peterborough, PE6 0BA

£290,000



## Peterborough Road

Crowland, Peterborough, PE6  
0BA

Welcome to this stunning detached house located on Peterborough Road in the charming market town of Crowland, Peterborough.

As you step into this individual bespoke build, you are greeted by a beautifully presented interior that exudes elegance and style. A spacious reception hall, and a modern two-piece suite cloakroom. The property boasts one reception room, perfect for entertaining guests or relaxing with the family. The modern and luxurious kitchen/diner is a highlight of this home, featuring a breakfast bar, integrated appliances and French doors that lead out to the rear garden. Upstairs there are three good-sized bedrooms, including an en-suite to the master bedroom, and an additional family bathroom. There is ample space for the whole family to enjoy. The garden itself offers a sunny aspect, ideal for enjoying outdoor gatherings. The bespoke pergola and patio area with outside power provide the perfect setting for al fresco dining or simply unwinding in the fresh air. Outside to the front the property features a gravel frontage with parking for up to six vehicles, ensuring convenience for you and your guests. Don't miss the opportunity to make this house your home and enjoy the luxurious lifestyle it has to offer. Contact us today to arrange a viewing and experience the charm of this delightful property on Peterborough Road.

**Entrance Hall**  
15'8" x 3'6"

**WC**  
5'6" x 2'5"

**Lounge**  
15'9" x 10'11"

**Kitchen/Diner**  
11'3" x 18'3"

**Landing**  
9'8" x 3'3"

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

**En-Suite To Master Bedroom**  
4'2" x 7'3"



**Bedroom Two**  
11'2" x 10'9"

**Bedroom Three**  
11'3" x 7'0"

**Bathroom**  
5'8" x 7'8"

**EPC - B**  
84/94

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 80Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great

Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Unknown  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues:  
Accessibility and adaptations: Ramped Access, Wide Doorways  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: B

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.

