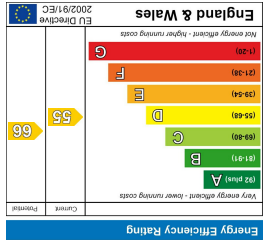


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



31c Peterborough Road
Crowland, Peterborough, PE6 0BB

£420,000 - Freehold , Tax Band - D



31c Peterborough Road

Crowland, Peterborough, PE6 0BB

*** Offered for sale with NO FORWARD CHAIN ***

We are delighted to bring to the market this spacious detached bungalow, offering fantastic versatile living accommodation throughout, with a fantastic degree of privacy whilst being situated on a private driveway in a generous plot. Within walking distance of all of the local amenities and charming historical sites that Crowland has to offer. Constructed circa 2007 and having undergone some improvements in recent years, this property is presented to a very high standard and in a move in ready condition for the next owner to enjoy.

Internally comprising of three double bedrooms, with the master benefiting from a modern en-suite shower room, whilst bedrooms one and two have fitted wardrobe space also. The spacious entrance hallway provides central access to all main living areas, such as the modern kitchen/breakfast room, with a range of base and eye level units, stainless steel sink, and integrated appliances, adjacent to the kitchen is also a utility room with plumbing for a washing machine, and an external door to the side of the property. There is also a three piece fully tiled family bathroom, with shower over the bath. Furthermore, there is a large rear aspect living room, with stylish wall and ceiling light fittings, as well as a dining room, which leads on to a newly added garden room, with an insulated tiled roof and fitted window blinds, making it a fantastic space to enjoy all year round. The external grounds are extensive, with a large gravelled driveway to the front, and a sizeable garden to the rear, offering a fantastic degree of privacy whilst being mainly laid to lawn with a patio area. To the front there is a detached double garage, with electric roller door and rear personnel door, internally there is power and lighting. Viewing highly advised to appreciate the versatile living space on offer.

Entrance Hall

27'7" x 3'4"

Living Room

19'4" x 15'1"

Dining Room

12'9" x 14'6"

Garden Room

11'1" x 12'0"

Utility Room

9'5" x 5'8"

Kitchen/Breakfast Room

12'10" x 11'7"

Master Bedroom

11'3" x 13'1"

En-Suite to Master Bedroom

7'7" x 3'10"

Bedroom Two

12'7" x 9'10"

Bedroom Three

9'10" x 10'11"

Bathroom

7'8" x 6'2"

Garage

18'2" x 15'9"



EPC - D
55/66

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Verified Material Information

Council tax band: D
Council tax annual charge: £2135.4 a year (£177.95 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: ADSL copper wire
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, Gated, and Private
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: Yes
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

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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.

