

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 annual energy costs
A	£127 - £151
B	£152 - £181
C	£182 - £211
D	£212 - £239
E	£240 - £269
F	£270 - £300
G	£301 - £350

For energy efficient - lower running costs
For energy inefficient - higher running costs

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



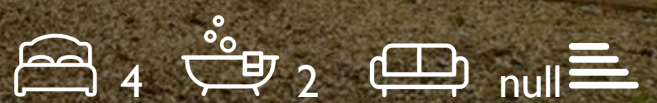
Floor Plan



Thorney Road

Crowland, Peterborough, PE6 0AL

£410,000 - Freehold , Tax Band - D



Thorney Road

Crowland, Peterborough, PE6 0AL

Nestled in the charming Lincolnshire market town of Crowland, this bespoke detached bungalow on Thorney Road is a true gem waiting to be discovered. Built approximately twenty-five years ago by the current owner, this property boasts a unique character that sets it apart from the rest.

With four spacious bedrooms and two bathrooms, including an en-suite to the master bedroom, this bungalow offers ample space for a growing family or those who love to entertain guests. The separate family bathroom provides convenience and privacy for all residents and visitors. The thoughtful design includes a utility room for added convenience and a conservatory that overlooks the beautiful garden, providing a tranquil space to relax and unwind. The absence of a forward chain simplifies the buying process, making this property an attractive option for those looking to make a swift move. Situated on a generous plot size, the property features a large rear garden measuring approximately 160m x 16m, perfect for enjoying the outdoors and hosting gatherings. The detached double garage and generous parking space cater to those with multiple vehicles or in need of extra storage.

Don't miss the opportunity to make this unique detached bungalow your own and enjoy the peaceful surroundings and modern comforts it has to offer. Book a viewing today and step into your future home on Thorney Road.

Entrance Hall
10'6" x 5'10"

Living Room
12'11" x 19'6"

Conservatory
9'3" x 12'11"

Kitchen/Diner
15'9" x 9'10"

WC
4'9" x 5'7"

Hallway
25'1" x 3'1"

Utility Room
6'5" x 9'10"

Bathroom
8'5" x 9'11"



Master Bedroom
12'11" x 11'8"

En-Suite To Master Bedroom
5'9" x 7'4"

Bedroom Two
9'6" x 9'10"

Bedroom Three
9'6" x 9'9"

Bedroom Four
10'11" x 7'3"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 44Mbps
Mobile: EE - Great, O2 - Great, Three - Great

Parking: Garage, Driveway, Off Street
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: Level Access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Awaiting

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.

