

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 guarantees, 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/>

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £200
D	£201 - £238
E	£239 - £295
F	£296 - £354
G	£355 - £435

Energy Efficiency Graph



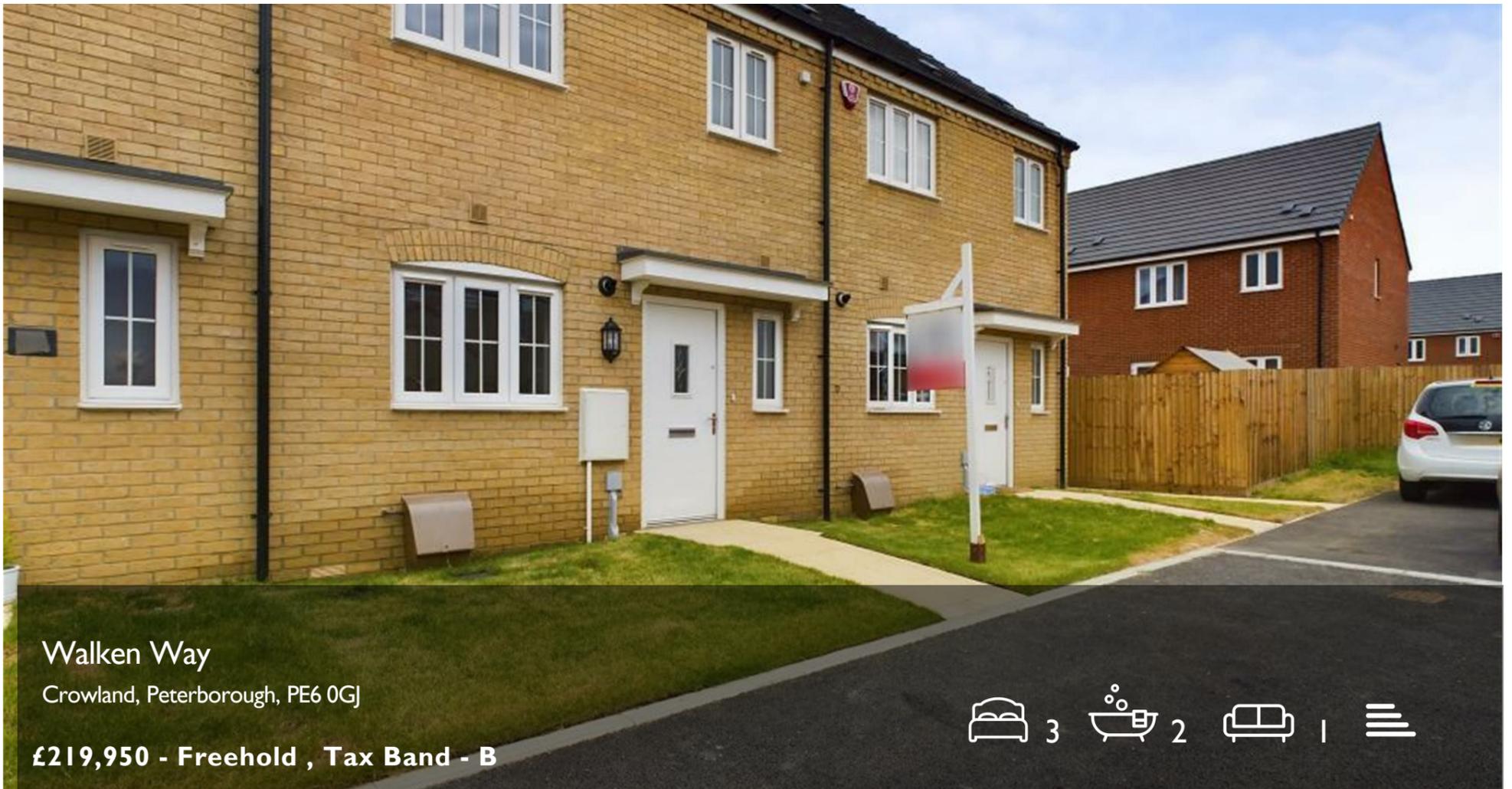
Area Map



Floor Plan

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.

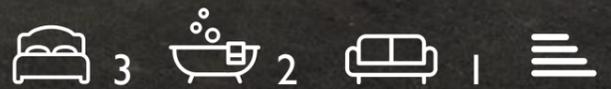
Viewing



Walken Way

Crowland, Peterborough, PE6 0GJ

£219,950 - Freehold , Tax Band - B



Walken Way

Crowland, Peterborough, PE6 0GJ

Welcome to Walken Way, Crowland - a stunning new build terraced house that offers the perfect blend of modern living and comfort. This property, located on the Homefield site in the charming Lincolnshire market town of Crowland, is a true gem waiting to be discovered.

As you step into this beautiful home, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor boasts a modern reception room, ideal for entertaining guests or simply relaxing with your loved ones. Additionally, there is a convenient downstairs WC, adding to the practicality of this home. Moving upstairs, you will find three well-appointed bedrooms, offering ample space for a growing family or for those who enjoy having a home office or guest room. The master bedroom comes with the added luxury of an en-suite bathroom, providing a private sanctuary within your own home. The high-quality specifications of this property are truly impressive. From the fully fitted kitchen with integrated appliances to the ideal standard sanitary ware in the bathrooms, every detail has been carefully considered to provide you with a comfortable and stylish living environment. The bespoke shower cabinets with Aqualisa showers add a touch of luxury, while the gas fired central heating and digital thermostat controls ensure that you stay warm and cosy throughout the year. Outside, the property features an enclosed rear garden that is fully turfed, perfect for enjoying some outdoor relaxation or hosting a summer barbecue. With a driveway offering allocated parking, you will never have to worry about finding a space for your car after a long day.

To top it all off, this property comes with a ten year NHBC warranty, providing you with peace of mind and assurance of the quality of your new home. Don't miss out on the opportunity to make this beautiful house on Walken Way your new home - contact us today to arrange a viewing!

Entrance Hall

9'10" x 3'6"

WC

6'5" x 2'11"



Reception Room
16'9" x 15'6"

Kitchen
9'2" x 8'1"

Landing
4'3" x 6'6"

Master Bedroom
9'6" x 10'1"

En-Suite To Master Bedroom
6'5" x 4'0"

Bathroom
7'2" x 5'4"

Bedroom Two
9'6" x 8'9"

Bedroom Three
9'7" x 6'3"

EPC - B
85/97

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £195 per annum.

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

