

North Street
Crowland, Peterborough, PE6 0EF

This property is located in the heart of the Lincolnshire Market Town of Crowland and has been REFURBISHED throughout to a good standard, with many individual and some original features and comprises two spacious reception rooms, one with exposed beams, a MODERN and stylish spacious kitchen/breakfast room, integrated appliances, a two-piece suite doakroom and a separate utility room.

The property also has combination gas central heating and uPVC double glazing. To the upstairs there is a galleried landing which leads to a master bedroom with an spacious en-suite shower room complimented by innovative display niches. There is a modern good sized family bathroom plus another DOUBLE bedroom. To the outside rear there is a generous sized garden. The property is very conveniently located within pedestrian access of all the local shops services and amenities and is ready to move into – NO FORWARD CHAIN - call today to view.

Living Room
12'4" x 11'4"

Dining Room
15'2" x 12'10"

Kitchen/Breakfast Room
12'9" x 13'8"

Utility Room
4'7" x 5'6"

WC
3'5" x 4'7"

Landing
10'1" x 6'2"

Master Bedroom
12'9" x 9'10".285'5"

En-Suite Shower Room
9'9" x 3'3"

Bedroom Two
16'8" x 11'3"

Bathroom
6'2" x 10'5"



EPC - D
65/87

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 Combi Boiler
Heating features:
Broadband: up to 80Mbps
Mobile: EE- Great, O2 - Great, Three - Great, Vodafone - Great

Parking: On 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:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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.

DRAFT DETAILS AWAITING
VENDOR APPROVAL