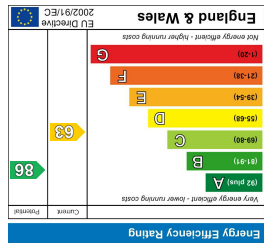


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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/>



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 0BB

Offers In The Region Of £194,000 - Freehold , Tax Band - A



## Peterborough Road

Crowland, Peterborough, PE6 0BB

Welcome to this charming end-terraced cottage located on Peterborough Road, situated in the quaint Lincolnshire market town of Crowland. This home offers a peaceful and picturesque setting. You'll be within walking distance of all local amenities, making daily errands a breeze. This lovely property boasts a lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones. The updated main family bathroom, situated on the ground floor, is modern and well-appointed, ensuring your comfort and convenience. The property has been extended to the rear, featuring a modern kitchen that is sure to inspire your inner chef. To the first floor you'll find two cosy bedrooms, where you'll have plenty of space for a good night's sleep, there is also a conveniently located toilet off the master bedroom. The property is well presented throughout, offering a warm and inviting atmosphere from the moment you step inside. Step outside to discover your own private garden, a perfect spot for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends.

Don't miss out on the opportunity to make this charming cottage your new home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Peterborough Road.

### Lounge/Diner

21'0" x 12'8"

### Utility Room

16'9" x 5'1"

### Kitchen

8'5" x 6'11"



**Bathroom**  
6'10" x 6'8"

**Landing**  
2'1" x 3'5"

**Master Bedroom**  
11'10" x 11'6"

**En-Suite WC To Master Bedroom**  
4'0" x 3'8"

**Bedroom Two**  
8'7" x 9'9"

**EPC - D**  
63/86

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION