

Disclaimers 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/>

England & Wales	
Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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



Jayne Gardens

Crowland, Peterborough, PE6 0DH

£420,000 - Freehold , Tax Band - E



Jayne Gardens

Crowland, Peterborough, PE6 0DH

Nestled in the charming Jayne Gardens of Crowland, Peterborough, this nearly new detached house is a gem waiting to be discovered. Built in 2023 by the reputable Ashwood Homes, this property exudes modernity and style, offering a comfortable and luxurious lifestyle.

As you step inside, you are greeted by a spacious entrance hall leading to two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. The heart of the home lies in the superb kitchen-diner, complete with a fully fitted kitchen featuring integrated appliances and a matching island unit. French doors open to the rear patio area, seamlessly blending indoor and outdoor living. With four generously sized bedrooms, including a master bedroom with a modern en-suite shower room, and a guest room also boasting an en-suite, this house offers ample space for a growing family or visiting guests. The galleried landing adds a touch of elegance to the upper floor, creating a sense of grandeur. Outside, a double garage and a double width driveway provide parking for up to four vehicles, ensuring convenience for you and your guests. The enclosed garden to the rear is a peaceful retreat, perfect for enjoying sunny days or hosting summer gatherings. Located in a modern development in the market town of Crowland, this property benefits from picturesque field views to the front, adding a touch of tranquility to the surroundings. With the property still under the builder's warranty, you can rest assured that quality and peace of mind are guaranteed. Don't miss the opportunity to make this house your home. Book your viewing today and step into a world of comfort, style, and modern living.



Entrance Hall
8'3" x 16'0"

Lounge
11'6" x 22'4"

WC
4'1" x 5'8"

Study/Snug
9'10" x 12'0"

Kitchen/Diner
14'5" x 21'6"

Utility Room
5'4" x 6'3"

Landing
4'1" x 9'4"

Landing
8'4" x 3'3"

Master Bedroom
14'7" x 11'10"

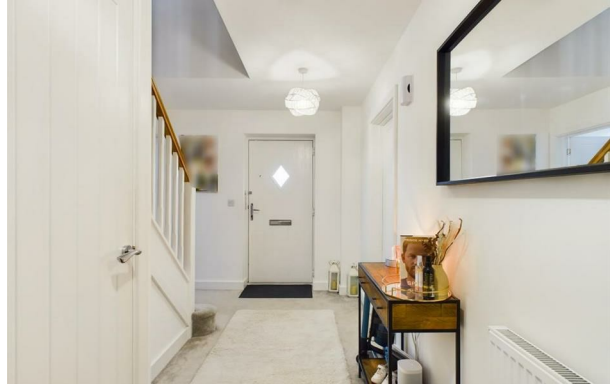
En-Suite To Master Bedroom
6'1" x 7'4"

Bedroom Two
11'6" x 10'11"

En-Suite To Bedroom Two
6'0" x 6'3"

Bedroom Three
11'6" x 10'11"

Bathroom
8'7" x 6'3"



Bedroom Four
10'2" x 12'0"

EPC - B
85/92

Tenure - Freehold
There will be a community Green Space Charge payable when the site is completed, estimated to be £150 to £200 per annum.

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: There will be when site is complete.
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: TBC
Mobile: TBC

Parking: Garage, Driveway
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:
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

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.

