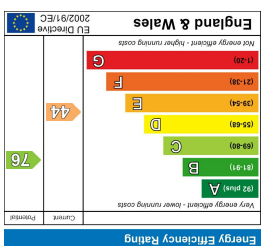


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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.

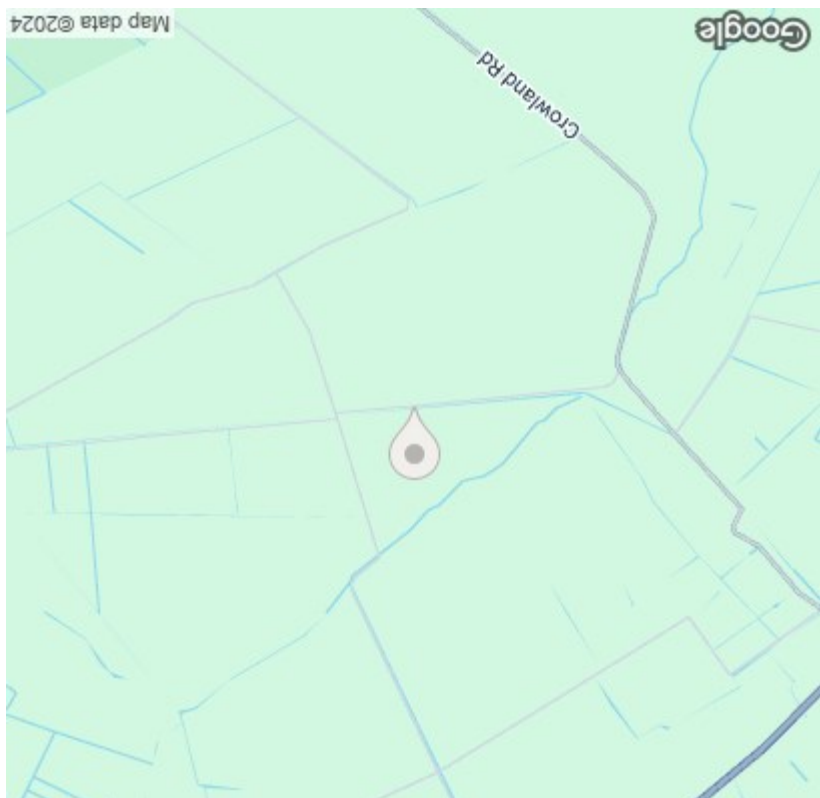
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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



French Drove

Thorney, Peterborough, PE6 0PE

£350,000 - Freehold , Tax Band - D



French Drove

Thorney, Peterborough, PE6 0PE

Nestled in the charming area of French Drove, Thorney, approximately three miles east of Crowland near Peterborough, this detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a stylishly presented interior with neutral decor, creating a warm and inviting atmosphere throughout.

This lovely bungalow boasts three spacious bedrooms, perfect for a growing family or those in need of extra space. The modern three-piece suite bathroom adds a touch of luxury, while the refitted kitchen/diner (approximately six months old) with integrated appliances is a chef's dream. The separate utility room provides convenience and functionality, making daily chores a breeze. The generous lounge is a focal point of the home, offering panoramic views of the superb Lincolnshire countryside from the large patio doors. Imagine relaxing in this space, basking in the natural light and enjoying the picturesque scenery right from the comfort of your own home. Parking will never be an issue with space for up to nine vehicles on the extensive front drive, in addition to the single garage. The private rear garden is perfect for outdoor gatherings or simply unwinding after a long day. (Cesspit recently replaced in 2024.) With no forward chain, the opportunity to make this bungalow your own is right at your fingertips. Don't miss out on the chance to own a piece of tranquillity in this desirable location.

Entrance Hall
24'10" x 3'11"

Lounge
16'9" x 18'8"

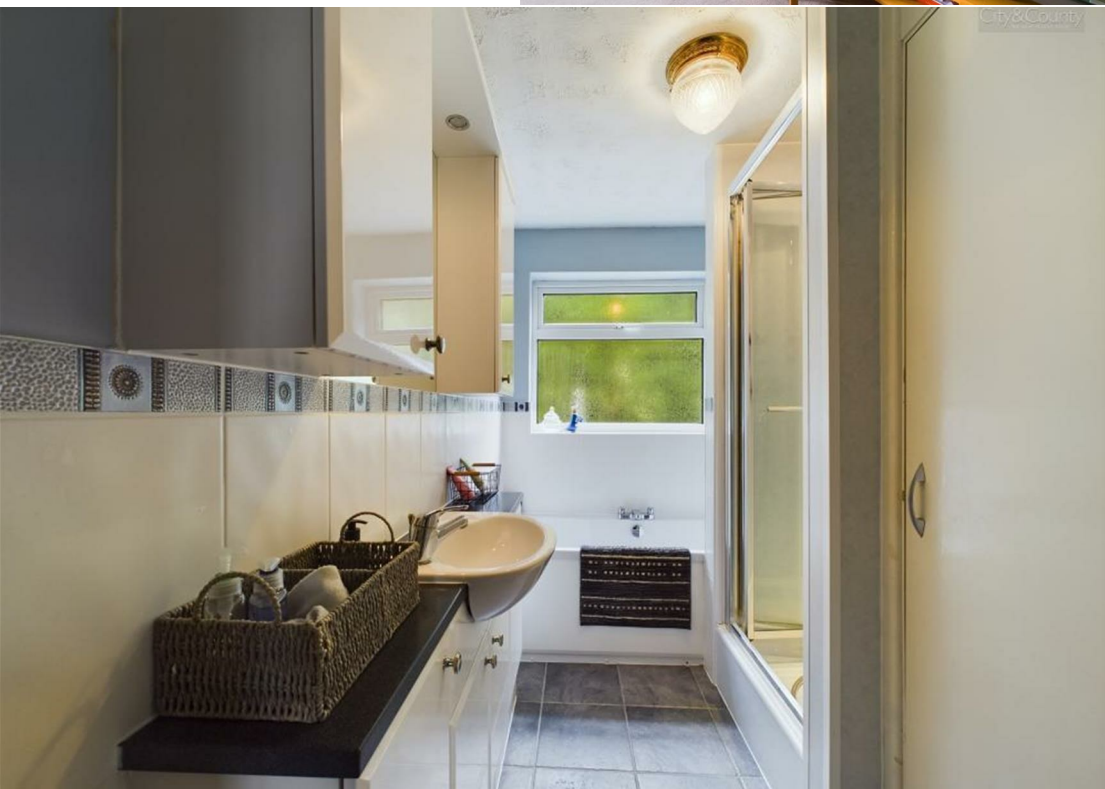
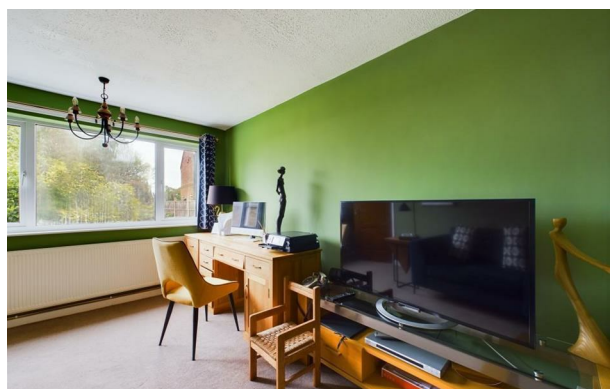
Kitchen/Diner
9'3" x 14'1"

Utility Room
6'2" x 8'9"

Bathroom
3'3" x 12'4"

Master Bedroom
9'11" x 16'11"

Bedroom Two
11'0" x 12'7"



Bedroom Three
9'10" x 12'7"

Garage
9'11" x 18'5"

EPC - E
44/76

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: Cesspit
Heating: Oil
Heating features:
Broadband: Fibre broadband, up to 100Mbps
Mobile: EE - Great, 02 - Great, Three - Great, Vodafone - 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:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

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.

