

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 guarantees. 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 Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
 127 kWh/m² (91)
 154 kWh/m² (81)
 174 kWh/m² (74)
 197 kWh/m² (60)

EU Directive 2002/91/EC
 The energy indicator - higher rating costs

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

£630,000 - Freehold , Tax Band - D



Peterborough Road

Crowland, Peterborough, PE6 0BB

Nestled in the charming and historic Lincolnshire Market Town of Crowland, this detached bungalow from the 1960s has been transformed into a luxurious haven with a recent stunning rear extension. Boasting over 1700 sq ft of living space, this property offers a blend of bespoke features and modern comforts.

Upon entering, you are greeted by solid oak luxury flooring that leads you to four bedrooms on the ground floor, including a lavish en-suite in the master bedroom and a modern family bathroom. The heart of the home lies in the open plan kitchen/dining/living area, accentuated by a lantern roof and bi-folding doors that seamlessly connect the indoors with the outdoors. For cosy evenings, a separate snug/living room also with bi-folding doors, and a log burning stove awaits to impress on cold winter days. The first floor reveals a spacious fifth bedroom, providing flexibility and privacy. Outside, the property truly shines with a large terraced patio, a bespoke outdoor kitchen/bar area, and a hot tub (available by separate negotiation) - perfect for entertaining or relaxing in style. The south-west facing rear garden bathes the property in sunlight, offering a serene escape from the hustle and bustle.

Convenience is key with a substantial tarmac driveway accommodating up to five cars and a detached double garage for additional parking or storage. This property is a rare gem that seamlessly blends character with contemporary living, offering a unique opportunity to own a piece of luxury in a sought-after location.

Entrance Hall

17'0" x 4'0"

Kitchen

11'10" x 13'8"

Pantry

5'11" x 5'6"

Living Area

23'1" x 16'11"

Dining Area

13'0" x 12'0"

Snug/Living Room

13'2" x 19'10"

Utility Room

13'2" x 8'5"

Master Bedroom

17'1" x 11'1"

Hallway

2'8" x 11'9"

Bedroom Two

14'10" x 9'6"

Bedroom Three

10'0" x 9'8"

Bedroom Four

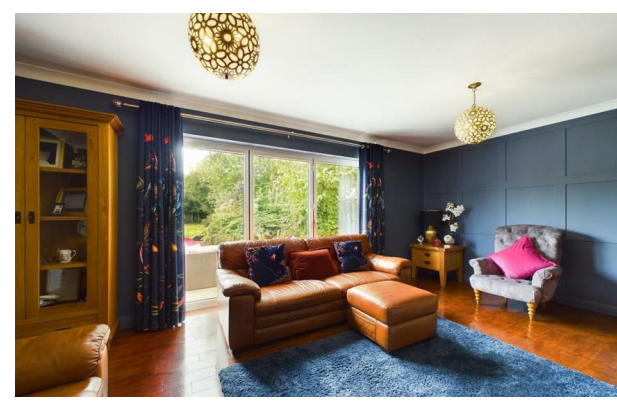
10'11" x 8'3"

Bathroom

8'4" x 5'4"

Landing

3'4" x 2'10"



Bedroom Five

18'7" x 9'10"

EPC - C

74/80

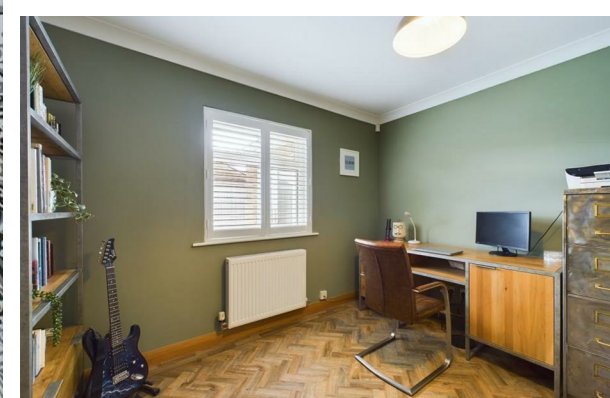
Tenure - Freehold

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 Central Heating
Heating features:
Broadband: up to 44Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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: Level Access, Wide Doorways
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C



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.