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## Energy Efficiency Graph

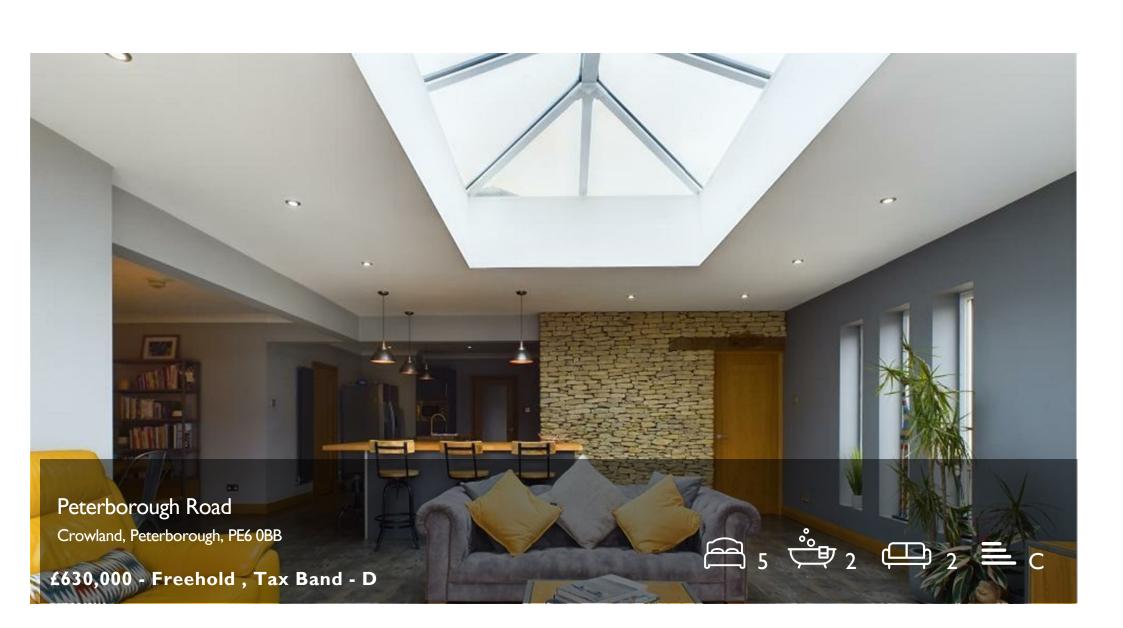
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

## **gniwaiV**





Floor Plan



## **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

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/dhing/living area, accentuated by a lantern roof and bifolding doors that seamlessly connect the indoors with the outdoors. For cosy evenings, a separate snug/living room also with bifolding 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" × 4'0"

**Kitchen** | | | 10" × | 3'8"

Pantry

5'||"×5'6"

Living Area
23'|"×|6'||"

Dining Area

Snug/Living Room 13'2"×19'10"

Utility Room

Master Bedroom

**Hallway** 2'8" × 11'9"

**Bedroom Two** 14'10"×9'6"

Bedroom Three

Bedroom Four

Bathroom 8'4"×5'4"

**Landing** 3'4" × 2'10'



















**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.





