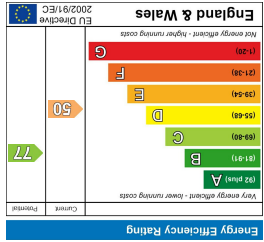


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan

Viewing
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.



12 Barbers Drove South
Crowland, Peterborough, PE6 0EY

Guide Price £425,000 - Freehold , Tax Band - C



12 Barbers Drove South

Crowland, Peterborough, PE6 0EY

Nestled in the charming Lincolnshire Market town of Crowland, this detached bungalow on Barbers Drove South offers a tranquil retreat on approximately 1.5 acres of land. The property boasts a deceptive spaciousness, with one reception room, two bedrooms, a bathroom plus a shower room, making it an ideal home for those seeking peace and privacy.

As you approach the property, you are greeted by an open plan front garden and two driveways, one leading to a detached single garage. The enclosed rear garden is a private oasis, complete with a pond feature, decked patio, timber summerhouse, and shed. Beyond the garden, you'll find access to fields and orchards, as well as an impressive metal hanger style barn and additional timber outbuildings, offering endless possibilities for storage or hobbies. Inside, the accommodation is thoughtfully laid out, with an L-shaped entrance hall leading to a spacious 28ft lounge/diner, a 13ft kitchen, and a separate utility room. The property features two double bedrooms, a bathroom, and a separate shower room, providing ample space for comfortable living.

It's important to note that there is an uplift provision/clawback clause in place, ensuring that any potential increase in value due to planning permission for change of use will be shared. Private amenity and Equine services are excluded from this clause, with payment due at a rate of 50% of the uplift in value. Offered with no forward chain, this property presents a unique opportunity to own a piece of countryside tranquility with the convenience of town amenities nearby. Don't miss out on the chance to make this detached bungalow your own slice of rural paradise.

Probate has been granted.

Entrance Hall
5'5" x 9'2"

Lounge/Diner
13'10" x 26'6"

Hallway
28'7" x 3'4"

Kitchen
13'10" x 10'4"

Hallway
3'4" x 5'1"

Utility Room
7'5" x 10'4"

Master Bedroom
13'9" x 11'11"

Bathroom
7'11" x 10'4"

Bedroom Two
13'8" x 11'11"

Shower Room
3'4" x 4'9"

EPC - E
50/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Info



Construction: Standard
 Accessibility, Building Safety and Planning
 Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower
 Building safety: No
 Known planning considerations: No
 Flood / erosion risk
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 Coalfield / mining area
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Restrictions
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: Yes
 Holiday home rental: No
 Restrictive covenant: Yes
 Business from property: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Rights and Easements
 Right of way public: No
 Right of way private: No
 Registered easements HMLR: No
 Shared driveway: No
 Loft access: No
 Drain access: No
 Other: No
 Parking: Driveway Private, Driveway Shared, Garage Detached
 Utilities
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Other - Solid Fuel Boiler, anthracite grains
 Internet connection:
 Internet Speed: up to 66Mbps
 Mobile Coverage: EE - Great

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.

