

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/>

England & Wales	
Energy Rating	Approximate annual energy costs
A	£127 - £151
B	£152 - £181
C	£182 - £214
D	£215 - £251
E	£252 - £291
F	£292 - £331
G	£332 - £350

Energy Efficiency Graph



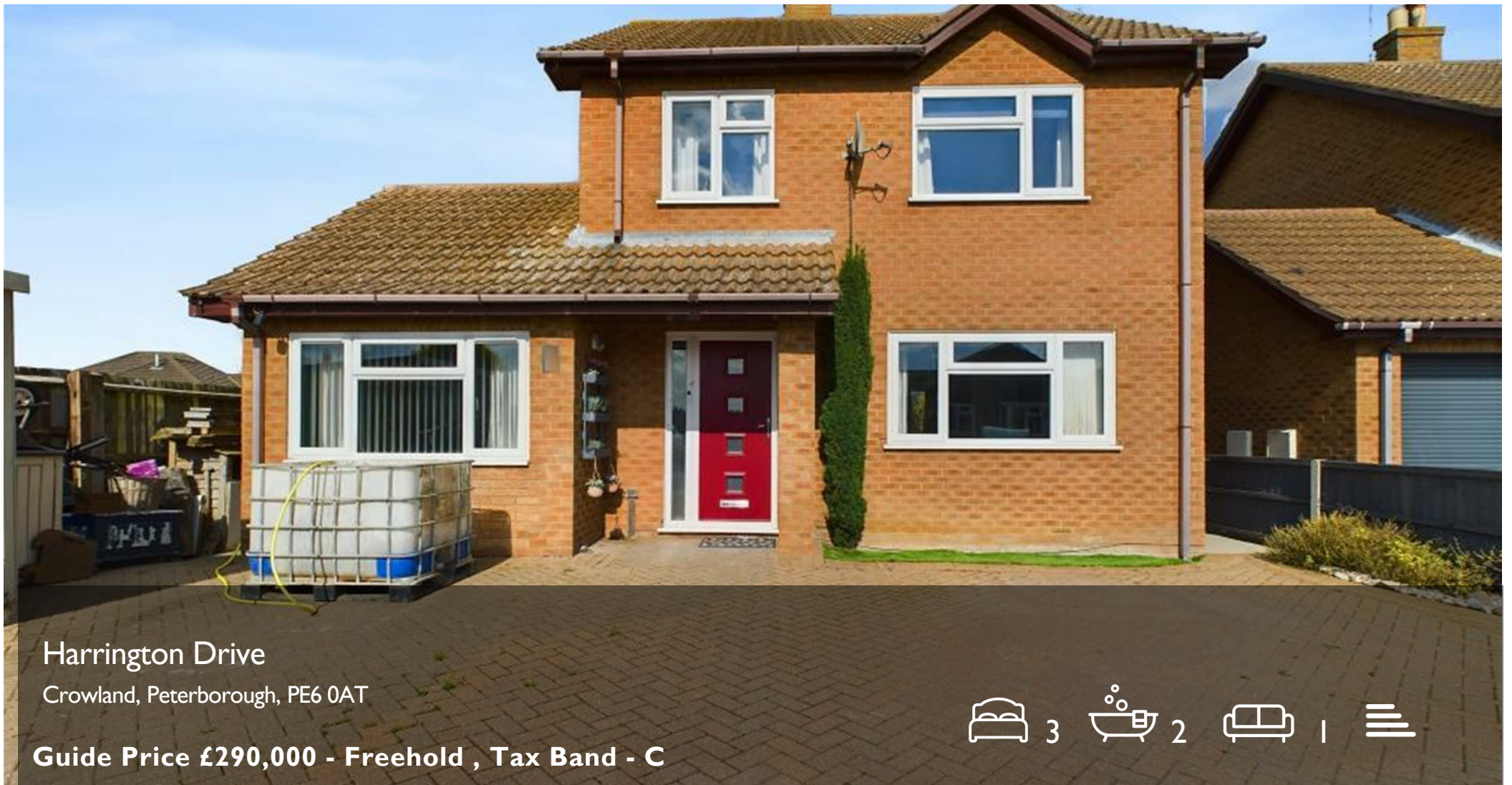
Area Map



Floor Plan

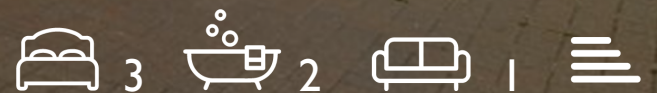
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Harrington Drive
Crowland, Peterborough, PE6 0AT

Guide Price £290,000 - Freehold , Tax Band - C



Harrington Drive

Crowland, Peterborough, PE6 0AT

Welcome to Harrington Drive, Crowland, Peterborough - a charming three bedroom detached family home that has been recently updated and improved by its current owners. This delightful property is situated in a private residential Cul-de-Sac in the historic market town of Crowland, Lincolnshire.

Upon entering, you are greeted by an inviting entrance hall (vendor currently in process of relaying flooring in both entrance hall and landing) that leads to a garage conversion, now transformed into a versatile study/playroom, a separate utility room adds to the convenience of this lovely home, plus a lovely modern shower room. The spacious living room featuring a log burning stove inset to a stone surround boasts French doors that open up to the fantastic kitchen/breakfast room, complete with a comprehensive range of stylish base and eye level units, integrated appliances, and elegant quartz work surfaces, matching breakfast bar, complimented by bespoke LED lighting and designer radiators. As you ascend the carpeted stairs, you will find a landing that leads to three cosy bedrooms and a family bathroom with a modern four-piece suite. The rear of the property features a private and enclosed low-maintenance garden, perfect for relaxing or entertaining. Enjoy the bespoke patio, raised planters, artificial lawn, and a handy storage shed.

To complete this wonderful package, there is a driveway at the front of the property together with a convenient storage shed, providing off-road parking for two vehicles. Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Crowland. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

- Entrance Hall**
6'3" x 13'6"
- Living Room**
12'6" x 13'7"
- Kitchen/Diner**
27'3" x 10'3"
- Utility Room**
5'2" x 7'10"
- Shower Room**
2'8" x 7'10"
- Study/Playroom**
8'3" x 8'4"
- Landing**
8'6" x 7'3"
- Master Bedroom**
10'9" x 13'8"
- Bedroom Two**
10'8" x 10'5"
- Bathroom**
8'5" x 7'0"
- Bedroom Three**
8'5" x 9'3"
- EPC - Awaiting**
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION
Material Info



Construction: Standard
 Accessibility, Building Safety and Planning
 Accessibility / Adaptations: 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: No
 Holiday home rental: No
 Restrictive covenant: No
 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, Ev Charging Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Oil
 Internet connection: Fixed Wireless
 Internet Speed: up to 61Mbps
 Mobile Coverage: EE- Great, Three - 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.

