

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 Rating	
Current	Assumed
81	81
Any energy efficient - lower running costs A 127 (91%)	
B 81 (91%)	
C 69 (91%)	
D 55 (81)	
E 39 (81)	
F 21 (81)	
G 1 (81)	
The energy efficient - higher running costs 1-20	

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



Harvester Way

Crowland, Peterborough, PE6 0DA

£295,000 - Freehold , Tax Band - C





## Harvester Way

Crowland, Peterborough, PE6 0DA

City and County Crowland are delighted to offer for sale this extended, and improved link detached family home. Situated in the popular and ever-growing market town of Crowland in South Lincolnshire. You are a short drive away from both Peterborough and Spalding, whilst still having many local amenities within walking distance. Offering around 1000 square metres of living accommodation over two floors, this well presented property benefits from a vast scheme of improvements including, replacement kitchen, bathrooms, and a single storey rear extension with Velux windows.

Comprising internally of a central entrance hallway, providing access to the refitted downstairs cloakroom, living room with French doors to rear elevation, and the modern refitted kitchen diner with integrated appliances. This also leads on to the rear extension, currently used as dining/family room by the current occupiers, with doors to the rear, and Velux windows in the roof. The first floor is accessed from the kitchen diner and there are three bedrooms, of which two are double sized rooms, with a refitted en-suite to the master bedroom. There is also a three-piece family bathroom which is modern, and presented to a good standard. Externally there is off street parking on the block paved driveway, leading to the single garage, and a gravelled area to the front. The rear garden is mainly laid to lawn with a patio area, and is fully enclosed.

**Entrance Hall**  
10'4" x 4'1"

**Living Room**  
17'7" x 10'4"

**WC**  
5'3" x 3'2"

**Kitchen/Diner**  
15'8" x 12'10"

**Family Room**  
10'0" x 12'5"

**Landing**  
7'2" x 9'0"

**Master Bedroom**  
12'2" x 10'7"

**En-Suite**  
5'4" x 7'8"

**Bedroom Two**  
8'6" x 9'10"



**Bedroom Three**  
7'2" x 6'10"

**Bathroom**  
5'6" x 7'10"

**EPC - C**  
69/81

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: n/a  
Building safety: No  
Known planning considerations: No  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: Not Known  
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  
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, Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 80Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - 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.

