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PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. 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/m<sup>2</sup>)

Any energy efficient lower rating costs (77 kWh/m<sup>2</sup>)

85

77

EU Directive 2002/91/EC

England & Wales

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



Normanton Road

Crowland, Peterborough, PE6 0JJ

Offers In Excess Of £399,000 - Freehold , Tax Band - E



# Normanton Road

Crowland, Peterborough, PE6 0JJ

City and County Crowland are delighted to present for sale this beautifully presented detached family home. A perfect blend of space and style, this well-proportioned, 149.0 square meter property is thoughtfully designed across three floors, making this the ideal family home.

Entrance to the property is via an impressive reception hall, benefitting from a downstairs cloakroom, versatile and spacious accommodation throughout making this a fantastic family home and entertaining haven, featuring two bay fronted reception rooms, a generously sized living room with double French doors to the rear garden and a much improved modern kitchen that is equipped with a fantastic bespoke oven/range, satisfying all culinary needs. Adjacent is a convenient utility room. Carpeted stairs lead to a spacious first floor and landing leading to three generous bedrooms. The master bedroom benefits from built-in wardrobes, plus a luxury en-suite shower room. There is also a modern three-piece suite family bathroom on the first floor. Making your journey to the second floor, there are two further additional double bedrooms and a modern shower room, establishing privacy and providing room for family growth or guest accommodation. Outside to the rear is a generous garden and patio area, benefitting from a sunny aspect. To the front of the property there is a double width drive providing ample parking for up to four plus vehicles, leading to the detached double garage. A superb property - early viewing advised to fully appreciate all that this home has to offer.

**Entrance Hall**

13'11" x 6'0"

**Reception Room**

11'8" x 8'1"

**Dining Room**

10'5" x 10'4"

**Living Room**

17'8" x 10'4"

**WC**

5'2" x 4'11"

**Kitchen**

9'7" x 14'7"

**Utility Room**

5'4" x 5'7"

**First Floor Landing**

7'4" x 11'8"

**Master Bedroom**

10'6" x 13'7"

**En-Suite To Master Bedroom**

4'6" x 8'2"

**Bedroom Two**

11'3" x 10'8"

**Bedroom Five**

8'9" x 8'5"

**First Floor Bathroom**

6'8" x 8'3"

**Second Floor Landing**

3'8" x 5'10"

**Bedroom Three**

16'2" x 10'8"



**Second Floor Bathroom**

9'0" x 5'7"

**Bedroom Four**

16'1" x 8'6"

**EPC - C**

77/85

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Verified Material Information  
 Council tax band: E  
 Annual charge: £2447.67 a year (£203.97 a month)  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway  
 Building safety issues: No  
 Restrictions: None  
 Public right of way: No  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Planning permission: No  
 Accessibility and adaptations: None  
 Coalfield or mining area: No.  
 Energy Performance rating: C (potential rating is B)

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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.

