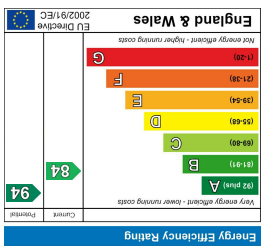


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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



Fincham Drive

Crowland, Peterborough, PE6 0DN

Offers In Excess Of £310,000 - Freehold , Tax Band - C



Fincham Drive

Crowland, Peterborough, PE6 0DN

Nestled in the charming location just off Crease Drove, Crowland, Peterborough, this detached house is a true gem waiting to be discovered. Built in 2020 by Ashwood Homes, this property still boasts the builder's warranty, ensuring peace of mind for the lucky new owners.

As you step inside, you are greeted by a welcoming entrance hall that leads you to a cosy living room, perfect for relaxing evenings with loved ones. The modern kitchen/diner is a highlight, equipped with integrated Bosch appliances including a dishwasher, a fridge freezer, an electric oven, and an induction hob. A separate utility room adds convenience to your daily routines. Venture upstairs via the carpeted stairs and you'll find a spacious landing leading to three inviting bedrooms. The master bedroom boasts an en-suite shower room for added luxury, while a modern three-piece family bathroom caters to the needs of the household. With gas combination central heating, comfort is guaranteed throughout the seasons. Outside, the property offers an open plan garden to the front, complemented by a tarmac driveway leading to a single detached garage, providing ample parking space. To the rear, a generous west-facing garden and patio area await, perfect for outdoor gatherings and enjoying the sunshine. Situated in a modern residential development in the sought-after market town of Crowland, this property combines contemporary living with a touch of historic charm. With its spacious layout and desirable features, this home is sure to capture the hearts of those seeking a comfortable and stylish abode. Early viewing is highly recommended to secure this delightful property.

Entrance Hall

6'5" x 6'0"

WC

3'4" x 5'6"

Living Room

10'7" x 18'4"

Kitchen/Diner

10'5" x 18'5"

Utility Room

6'5" x 5'9"

Landing

8'7" x 5'6"

Master Bedroom

11'9" x 9'1"

En-Suite To Master Bedroom

5'7" x 6'6"

Bedroom Two

10'9" x 10'10"

Bathroom

7'0" x 7'1"

Bedroom Three

8'7" x 9'0"

EPC - B

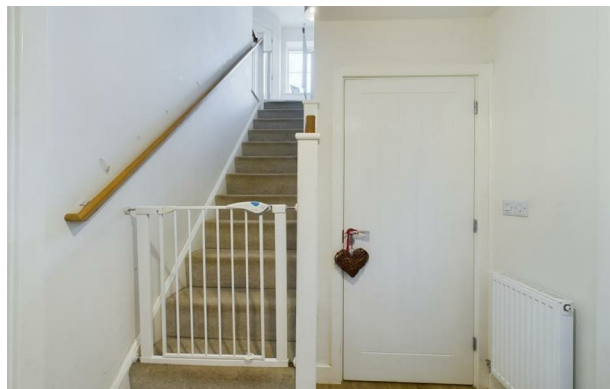
84/94

Tenure - Freehold

There is a community Green Space Charge payable, current figure is approximately £190 per annum.

IMPORTANT LEGAL INFORMATION

Construction: Standard



Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
 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: Not Known
 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, Garage
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: TBC
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.