



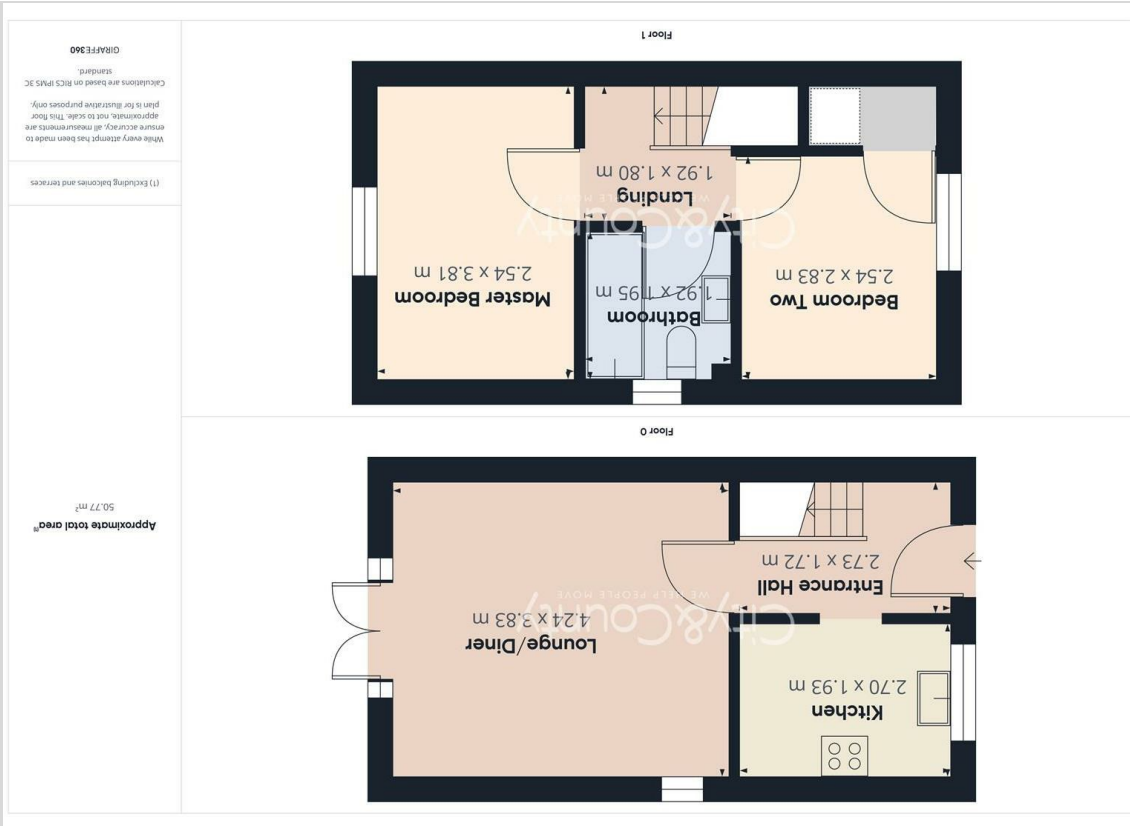
Harvester Way

Crowland, Peterborough, PE6 0DG

Asking Price £198,000 - Freehold , Tax Band - A



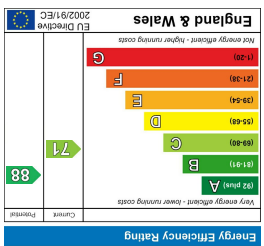
Floor Plan



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.

Energy Efficiency Graph



Area Map

Disclaimer  
 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.

## Harvester Way

Crowland, Peterborough, PE6  
ODG

Nestled in the charming Harvester Way of Crowland, Peterborough, this delightful semi-detached house is a gem waiting to be discovered. Built in 1996 by Persimmon Homes, this property exudes a sense of warmth and comfort from the moment you step inside.

Perfect for first-time buyers or those seeking a starter home, this residence boasts a welcoming entrance hall that leads to a recently refurbished modern kitchen. The kitchen is a culinary delight with its sleek high gloss units, integrated appliances, and stylish finishes. The adjacent lounge/diner is a space to unwind and entertain, with French doors that open to the rear garden, inviting natural light to dance through the rooms. Ascending the carpeted stairs, you'll find a landing that leads to two generously sized double bedrooms and a contemporary three-piece bathroom suite. The property is thoughtfully equipped with gas combination heating, ensuring warmth and comfort throughout the seasons. Outside, the charm continues with both front and rear gardens. The substantial gravel driveway offers allocated parking for two vehicles, a rare find in such a desirable location. The enclosed rear garden, facing southwest, provides a private oasis for relaxation and al fresco dining on the patio. Located in a private residential cul-de-sac in the historic market town of Crowland, this property offers the best of both worlds - a tranquil retreat with easy access to local amenities. Don't miss the opportunity to make this house your home and experience the quintessential British lifestyle in this picturesque setting.

**Entrance Hall**  
8'11" x 5'7"

**Kitchen**  
8'10" x 6'3"

**Lounge/Diner**  
13'10" x 12'6"

**Landing**  
6'3" x 5'10"

**Master Bedroom**  
8'3" x 12'5"

**Bathroom**  
6'3" x 6'4"

**Bedroom Two**  
8'3" x 9'3"

**EPC - C**  
71/88

**Tenure - Freehold**



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
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: Yes  
Drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Main  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 52Mbps  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**