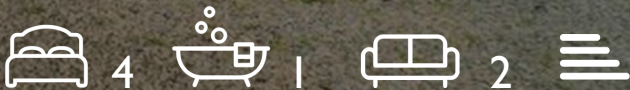




Broadway

Crowland, Peterborough, PE6 0BJ

Offers In Excess Of £400,000 - Freehold , Tax Band - D



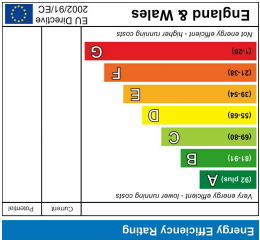
Floor Plan



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

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/>



**Broadway**  
**Crowland, Peterborough, PE6 0BJ**

Nestled in the charming area of Broadway, Crowland, Peterborough, this deceptively spacious detached bungalow, originally built in 1984, offers a wonderful opportunity for comfortable living. Set on a generous plot, the property boasts ample parking for approximately six vehicles, alongside a single garage equipped with an electric roller door, ensuring convenience for residents and guests alike.

The bungalow is conveniently located within easy reach of local shops, services, and amenities, making it an ideal choice for those seeking a vibrant community atmosphere. Inside, the accommodation is beautifully presented, featuring a spacious L-shaped entrance hall that welcomes you into the home. The living room is a highlight, complete with a charming bow window that floods the space with natural light, a log-burning stove for cosy evenings, and double French doors that lead to a separate dining room, perfect for entertaining. The modern high-gloss fitted kitchen and breakfast room provide a stylish and functional space for culinary pursuits. With four bedrooms, one of which is currently utilised as a snug, there is ample room for family and guests. The master bedroom features fully fitted wardrobes, offering both style and practicality. The well-appointed four-piece suite bathroom includes a corner bath, a separate shower unit, a wash hand basin, and a close coupled WVC, catering to all your needs. The east-facing rear garden is a delightful retreat for those who enjoy outdoor entertaining and dining. It features two covered areas with brick-built barbecue facilities, a large summerhouse that serves as a storage shed, and an additional private garden with another summerhouse, previously used as a sewing and hobby room. Gated side access leads to the front of the property, enhancing the overall appeal.

This bungalow is a rare find, and early viewing is highly recommended to fully appreciate the charm and potential it offers.

- Entrance Hall**  
6'7" x 12'4"
- Living Room**  
21'10" x 12'11"
- Dining Room**  
9'10" x 12'8"
- Kitchen/Breakfast Room**  
11'5" x 12'8"
- Hallway**  
12'9" x 2'10"
- Hallway**  
3'3" x 8'11"
- Master Bedroom**  
11'1" x 17'4"
- Bedroom Two**  
13'10" x 8'7"
- WC To Bedroom Two**  
3'1" x 5'1"
- Bathroom**  
10'3" x 9'1"
- Bedroom Three**  
8'3" x 10'8"
- Bedroom Four/Snug**  
8'8" x 9'1"



- Garage**  
18'0" x 10'11"
- EPC - D**  
56/82
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
- Accessibility / Adaptations: Lateral Living
- Building safety: No
- Known planning considerations: None
- 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: 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: Not Known
- Right of way public: No
- Right of way private: No
- Registered easements Not Known
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 66Mbps
- Mobile Coverage: EE - Great, 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.