





Beccelm Drive

Crowland, Peterborough, PE6 0AG

Nestled in the charming and historic market town of Crowland, Beccelm Drive presents a remarkable opportunity to acquire a unique detached family home. Originally constructed by Persimmon Homes, this property has been extensively remodelled by the current owners, resulting in a modern and inviting living space that is perfect for family life.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two well-proportioned reception rooms, including a versatile study or office, ideal for those who work from home. The heart of the home is undoubtedly the stunning kitchen and family area, which boasts bespoke wall-mounted units and a stylish suspended breakfast bar or island. This superb space is perfect for entertaining family and friends, with bi-folding doors that seamlessly connect the indoors to the low-maintenance garden outside. Additionally, a separate utility room and sliding doors leading to the living room enhance the practicality of this delightful home. The first floor offers a spacious landing that leads to four generously sized bedrooms. The master bedroom is a true retreat, complete with a luxurious en-suite bathroom featuring a relaxing jacuzzi bath. A separate family bathroom, finished to a high standard, serves the remaining bedrooms. Outside, the property benefits from off-road parking for up to three vehicles, ensuring convenience for family and guests. The garden cabin or summerhouse, equipped with light and power, provides an excellent space for a home office or leisure area.

This exceptional property on Beccelm Drive is a must-see, and viewing is essential to fully appreciate the accommodation and lifestyle it offers.

- Entrance Hall  
5'11" x 15'5"
- Study  
7'6" x 5'8"
- WC  
7'5" x 3'1"
- Kitchen/Living Area  
25'5" x 20'11"
- Utility Room  
5'6" x 5'9"
- Living Room  
10'6" x 14'6"
- Reception Room  
17'4" x 18'2"
- Landing  
9'3" x 6'5"
- Master Bedroom  
11'10" x 9'8"
- En-Suite To Master Bedroom  
7'6" x 5'8"
- Bedroom Two  
10'8" x 9'10"
- Bedroom Three  
7'8" x 10'6"
- Shower Room  
7'2" x 6'0"



- Bedroom Four  
7'7" x 9'1"
- EPC - D  
65/83
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- 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: No
- Right of way public: No
- Right of way private: No
- Registered easements No
- Shared driveway: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 55Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Excellent

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.

