



Cluttons Close  
Crowland, Peterborough, PE6 0HD  
£270,000 - Freehold , Tax Band - C

3 2 2 D

Floor Plan



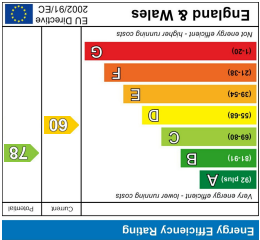
Area Map



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



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. 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/>

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\*\*\* Offered for sale with NO FORWARD CHAIN! \*\*\*

A rare opportunity to acquire a spacious detached bungalow on a generous plot situated in the heart of Crowland, a historic Lincolnshire market town with a great selection of local amenities within walking distance, as well as having easy access to both Peterborough and Spalding via the A16 bypass. This property is one of a kind, its construction having being commissioned by the current seller. It enjoys a central location within Crowland, being only a five-minute walk to the town centre. Whilst requiring a scheme of modernisation throughout, there is fantastic potential to improve further to make the most out of the living space of nearly 2000 square feet that is on offer.

As you approach there is a large gravelled driveway to the front and side, along with a front garden mainly laid to lawn. Internally comprising of an entrance porch leading into the hallway, providing central access to the main living areas, three ground floor bedrooms, with an en-suite to the master bedroom, spacious front aspect living room with feature fireplace, dining room, kitchen/breakfast room, utility room, laundry room, bathroom and cloakroom. To the first floor the attic space has been converted to create two further rooms, which could officially be converted to bedrooms subject to planning permission and relevant building control sign off. There is also a store room housing the water tank. The property also benefits from two single garages, one integral and accessed via the utility room, whilst the other is detached from the property, both have power and lighting. The rear garden has an excellent degree of privacy, and is mainly laid to lawn with a patio area.

Entrance Porch  
4'2" x 4'11"

Entrance Hall  
13'3" x 4'11"

Living Room  
12'1" x 17'3"

Kitchen  
11'4" x 11'11"



Hallway  
4'0" x 2'9"

Utility Room  
8'9" x 8'2"

Laundry Room  
6'0" x 8'0"

Bathroom  
6'4" x 5'7"

WC  
6'5" x 2'9"

Dining Room  
9'5" x 11'6"

Dining Room  
6'6" x 13'5"

Master Bedroom  
13'0" x 9'9"

En-Suite To Master Bedroom  
9'6" x 3'2"

Bedroom Two  
8'11" x 9'10"

Bedroom Three  
6'5" x 9'9"

Landing  
5'10" x 10'7"

Loft Room/Bedroom  
12'1" x 14'3"

Store Room  
6'0" x 8'9"

Loft Room/Bedroom  
12'0" x 9'1"

Garage  
16'9" x 8'1"

EPC - D  
60/78

Tenure - Freehold

