



Hardwick Close
Crowland, Peterborough, PE6 0FP

Offers Invited £290,000 - Freehold , Tax Band - C

3 2 1 B

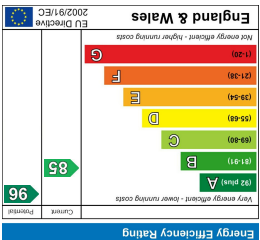
Floor Plan



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 guarantees. 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, 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 SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Hardwick Close

Crowland, Peterborough, PE6 0FP

Welcome to Hardwick Close, a superbly presented three bedroomed semi-detached family home nestled in the charming market town of Crowland, Lincolnshire. This modern residence, originally constructed by the esteemed Woodgate Developments, boasts a reputation for quality craftsmanship and design. With six years remaining on the builder's warranty, you can purchase with confidence.

As you enter the property, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for family gatherings or quiet evenings. The heart of the home is undoubtedly the modern L-shaped kitchen-diner, which features a stylish range of base and eye-level units, complemented by a matching island unit. This well-equipped kitchen includes integrated appliances such as a dishwasher, fridge freezer, electric oven, induction hob, and extractor fan, making it a delight for any home chef. Additionally, a separate utility room and a convenient two-piece cloakroom enhance the practicality of this lovely home. The first floor reveals a good-sized landing that leads to three generously proportioned double bedrooms. The master bedroom benefits from a luxury en-suite, providing a private retreat, while a well-appointed family bathroom serves the other two bedrooms. Externally, the property features a double-width tarmac driveway, offering parking for two vehicles. The rear garden is a true gem, being enclosed and south-west facing, perfect for enjoying the sunshine and entertaining guests on the patio area. Situated within walking distance of local shops, services, and amenities, this home is ideal for families seeking a blend of modern living and community spirit. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Entrance Hall
1.48 x 1.43 (4'10" x 4'8")

Living Room
5.13 x 4.62 (16'9" x 15'1")

Kitchen
3.53 x 3.63 (11'6" x 11'10")

Diner
3.20 x 2.66 (10'5" x 8'8")

Utility Room
1.51 x 2.01 (4'11" x 6'7")

WC
1.65 x 1.02 (5'4" x 3'4")

Landing
1.95 x 3.43 (6'4" x 11'3")

Master Bedroom
3.37 x 3.91 (11'0" x 12'9")

En-Suite To Master Bedroom
1.50 x 1.73 (4'11" x 5'8")

Bedroom Two
3.22 x 3.35 (10'6" x 10'11")

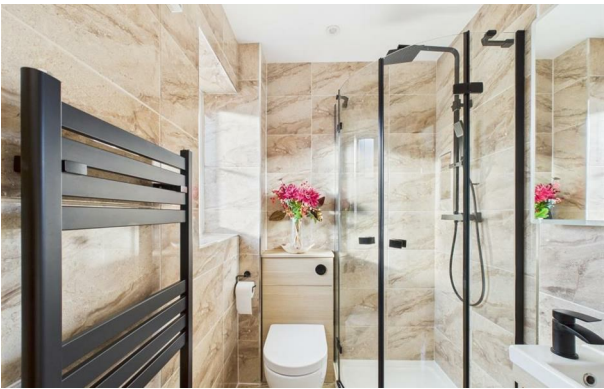
Bathroom
1.94 x 2.25 (6'4" x 7'4")

Bedroom Three
3.21 x 2.33 (10'6" x 7'7")

EPC - B
85/96

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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: No
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: Adsl
Internet Speed: TBC
Mobile Coverage: TBC

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.

