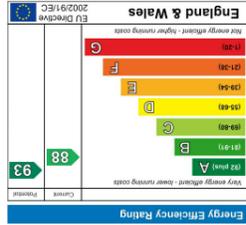


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>



Energy Efficiency Graph



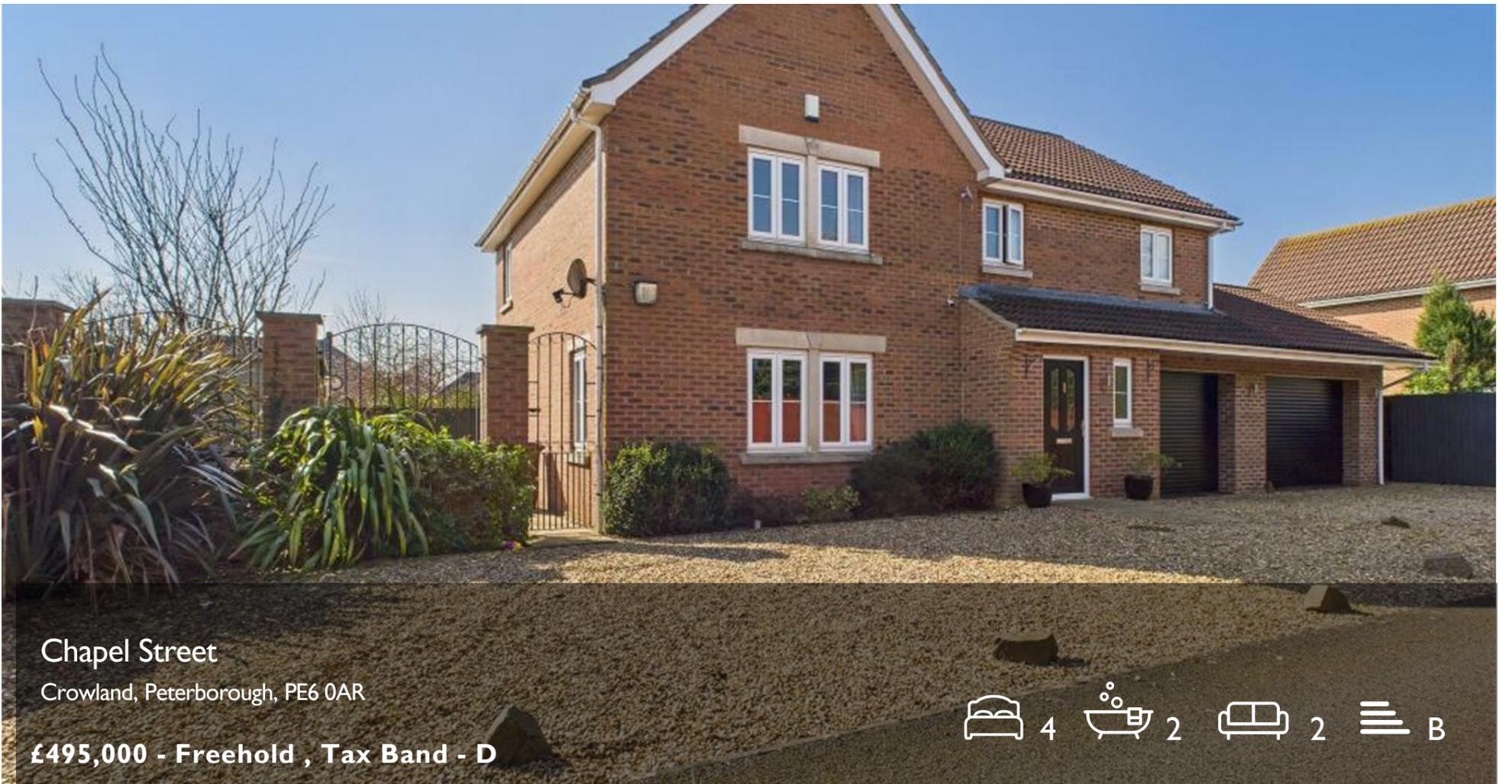
Area Map



Floor Plan

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.

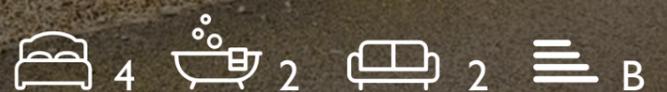
Viewing



Chapel Street

Crowland, Peterborough, PE6 0AR

£495,000 - Freehold , Tax Band - D



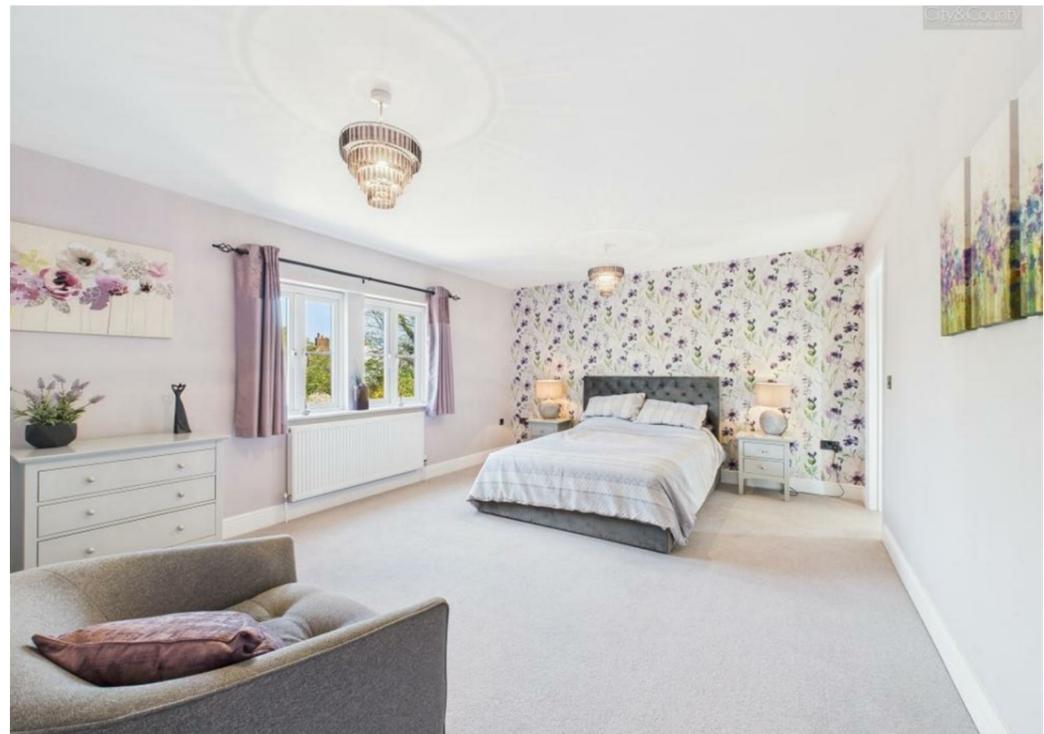
# Chapel Street

Crowland, Peterborough, PE6 0AR

Nestled on Chapel Street in the charming town of Crowland, Peterborough, this exquisite detached house is a true gem, originally built in 2007 and presented in better than show home condition. The property boasts a wealth of bespoke improvements, making it a perfect family home.

Upon entering, you are greeted by a spacious reception hall that sets the tone for the rest of the home. The living room, accessible through double doors, flows seamlessly into a luxurious kitchen and family area. This bespoke kitchen is a chef's dream, featuring quartz work surfaces, integrated appliances including a coffee machine, microwave, and twin ovens, as well as an induction hob with an extractor above. A separate utility room adds to the convenience of this well-designed space. The property comprises four generously sized bedrooms, including a stunning master suite complete with a bespoke wardrobe and a luxury en-suite shower room. The additional three double bedrooms are equally impressive, complemented by a stylish family bathroom including a jacuzzi bath. The home is beautifully presented throughout, with fresh modern decor that enhances its appeal. Practical features include a brand new central heating system powered by an air source heat pump, and solar panels that are owned outright, ensuring energy efficiency. Outside, the south-facing garden and patio area provide an ideal setting for alfresco dining, while the substantial double-width gravel driveway at the front offers ample parking. Located within walking distance of local shops, schools, and services, this property truly offers a unique opportunity for those seeking a modern family home in a desirable location. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Please note that the council tax band may be subject to review due to the garage being extended.

- Entrance Hall**  
8'9" x 16'7"
- WC**  
4'1" x 5'4"
- Living Room**  
16'4" x 13'8"
- Kitchen Diner**  
25'9" x 10'0"
- Conservatory**  
9'6" x 9'9"
- Utility Room**  
9'8" x 5'1"
- Landing**  
8'7" x 7'7"
- Master Bedroom**  
16'4" x 13'0"
- En-Suite To Master Bedroom**  
5'3" x 8'0"
- Wardrobe To Master Bedroom**  
4'0" x 10'7"
- Bedroom Two**  
10'5" x 11'11"
- Bedroom Three**  
10'1" x 10'8"
- Bathroom**  
8'9" x 6'7"
- Bedroom Four**  
10'3" x 10'7"
- Garage**  
24'5" x 18'11"



**Tenure - Freehold**  
**EPC - B**  
 88/93

**IMPORTANT LEGAL INFORMATION**  
 Construction: Standard  
 Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways  
 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: Yes - Neighbouring house has right of way across the tarmac driveway at the front of the house.  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Double Garage, Driveway Private, Off Street  
 Solar Panels: Yes - Owned Outright  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Heat Pump Air Source  
 Internet connection: Cable  
 Internet Speed: up to 80Mbps  
 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.

