



Monks Meadow

Crowland, Peterborough, PE6 0LJ

£350,000 - Freehold , Tax Band - C

4 2 2 D

Floor Plan



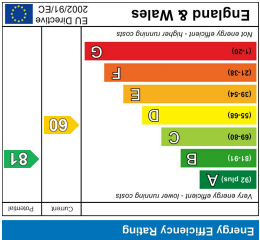
Area Map



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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Nestled in the charming and historic market town of Crowland, Monks Meadow offers a delightful opportunity to acquire a beautifully improved detached house. This property is situated on a private residential cul-de-sac, providing a peaceful retreat while remaining conveniently close to local amenities. The town is renowned for its medieval Crowland Abbey and the iconic three-sided bridge, alongside a selection of shops, tea rooms, a bakery, butcher, and a doctors' surgery, all within walking distance.

This much-loved Allison home has been thoughtfully extended and enhanced by its current owners, who have cherished it since its construction. Upon entering, you are greeted by a spacious entrance hall adorned with solid oak flooring, leading to a generous living area. An elegant archway connects to a well-proportioned dining room, which features French doors that open into an Edwardian-style conservatory, perfect for enjoying the garden views. The modern kitchen is a chef's delight, equipped with an integrated double oven, induction hob, extractor fan, dishwasher, and fridge freezer. A matching breakfast bar and an integrated pantry add to the kitchen's functionality, while a separate utility room with a contemporary cloakroom enhances convenience. Upstairs, the property boasts a generous landing that leads to four bedrooms, including a guest room currently utilised as an office, complete with an en-suite shower room. The family bathroom is well-appointed, and one of the bedrooms benefits from a dressing room area, providing ample storage. Externally, the property features an extensive block-paved gated driveway, accommodating up to five vehicles. The east-facing rear garden is a true highlight, showcasing mature flower and shrub borders, raised planters, a lovely lawn, and various patio areas, including a charming summer house or garden room. This sunny and private garden is ideal for relaxation and entertaining. With its desirable location and impressive features, this property is a must-see for those seeking a family home that combines elegance with practicality.

- Entrance Porch
2'7" x 6'2"
- Entrance Hall
11'5" x 6'1"
- Living Room
14'6" x 12'2"
- Dining Room
12'0" x 9'6"
- Conservatory
12'2" x 10'4"
- Kitchen
12'0" x 8'7"
- Utility Room
5'11" x 7'6"
- WC
3'8" x 3'6"
- Landing
10'3" x 7'4"
- Master Bedroom
14'6" x 10'11"
- Bedroom Two
12'1" x 10'10"
- Bathroom
6'5" x 7'4"
- Bedroom Three
10'4" x 7'7"
- Dressing Room To Bedroom Three
6'7" x 7'4"



- Bedroom Four
10'1" x 7'7"
- En-Suite To Bedroom Four
10'1" x 7'7"
- EPC - D
60/81
- 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 NOT allowed: 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 , Garage Integral, Single Garage, Off Street Parking, Street Parking - Permit NOT Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains, Oil
- Internet connection: Fixed Wireless
- Internet Speed: up to 35Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, 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.