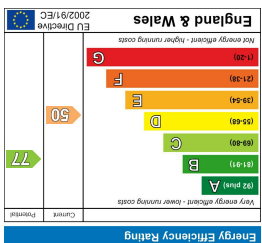


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



Energy Efficiency Graph



Area Map



Floor Plan



12 Barbers Drove South
Crowland, Peterborough, PE6 0EY

Nestled in the charming Lincolnshire Market town of Crowland, this detached bungalow on Barbers Drove South offers a tranquil retreat . The property sits on a good plot with generous front and rear gardens driveway and single garage Accommodation boasts a deceptive spaciousness, with one reception room, two bedrooms, a bathroom plus a shower room, making it an ideal home for those seeking peace and privacy.

As you approach the property, you are greeted by an open plan front garden a driveway leading to a detached single garage. The enclosed rear garden is a private oasis, complete with a pond feature, decked patio, timber summerhouse, and shed. this bungalow is thoughtfully laid out, with an L-shaped entrance hall leading to a spacious 28ft lounge/diner, a 13ft kitchen, and a separate utility room. The property features two double bedrooms, a bathroom, and a separate shower room, providing ample space for comfortable living.

Offered with no forward chain, this property presents a unique opportunity to own a piece of countryside tranquility with the convenience of market town amenities nearby. Don't miss out on the chance to make this detached bungalow your own slice of rural paradise.

Probate has been granted.

****Please note there is 1.5 acres to the rear plus a large farm outbuilding available by separate negotiation****

- Entrance Hall**
5'5" x 9'2"
- Lounge/Diner**
13'10" x 26'6"
- Hallway**
28'7" x 3'4"
- Kitchen**
13'10" x 10'4"
- Hallway**
3'4" x 5'1"
- Utility Room**
7'5" x 10'4"
- Master Bedroom**
13'9" x 11'11"
- Bathroom**
7'11" x 10'4"
- Bedroom Two**
13'8" x 11'11"
- Shower Room**
3'4" x 4'9"
- EPC - E**
50/77
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Material Info
- Construction: Standard
Accessibility, Building Safety and Planning
Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower



Building safety: No
Known planning considerations: No
Flood / erosion risk
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
Coalfield / mining area
On a coalfield: No
Impacted by the effect of other mining activity: No
Restrictions
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: Yes
Holiday home rental: No
Restrictive covenant: Yes
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Rights and Easements
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Driveway Private, Driveway Shared, Garage Detached
Utilities
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Other – Solid Fuel Boiler, anthracite grains
Internet connection:
Internet Speed: up to 66Mbps
Mobile Coverage: EE - Great

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.

