

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.



**CHAFFET 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area\* 118.1 m<sup>2</sup>

**Room Dimensions:**

- Garage: 2.99 x 4.87 m
- Living Room: 4.14 x 4.54 m
- Sitting Room/Four: 3.54 x 3.29 m
- Hallway: 3.56 x 1.15 m
- Storage Cupboard: 2.00 x 0.89 m
- Bedroom Two: 3.43 x 2.56 m
- Master Bedroom: 4.11 x 3.63 m
- Bedroom Three: 2.85 x 2.46 m
- Bathroom: 2.87 x 1.56 m
- Hallway: 2.86 x 1.02 m
- Kitchen/Diner: 4.15 x 5.16 m
- WC: 1.16 x 1.01 m
- Entrance Hall: 1.21 x 3.04 m

A map of Crowland, Lincolnshire, showing the location of Field for Paws. The map includes the River Welland, A16, B1040, B1166, and James Rd. A green dog icon marks the location of Field for Paws near the junction of James Rd and B1166.

## Area Map





The Chase

Crowland, Peterborough, PE6 0LN

Nestled in the desirable area of Crowland, Peterborough, this executive detached bungalow on The Chase is a remarkable find. Presented to an exceptionally high standard, the property boasts a generous plot that combines modern living with the tranquillity of a residential neighbourhood. With easy access to local amenities and convenient transport links to both Peterborough and Spalding, this home is perfectly positioned for both comfort and convenience.

As you approach the property, you are greeted by a large dual entrance driveway, providing ample off-street parking for up to five vehicles. The front lawn adds to the appeal, while a single garage equipped with power and lighting offers additional storage or workspace.

Upon entering, you will find a spacious hallway that serves as a central hub to the main living areas. The modern kitchen/diner has been thoughtfully updated, featuring a range of base and eye-level units, along with integrated appliances including a double oven, hob, fridge freezer, and dishwasher, making it a delightful space for culinary enthusiasts. The main living room is dual aspect, allowing natural light to flood in, and features French doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

The bungalow comprises three well-proportioned bedrooms, with an additional sitting room that can easily serve as a fourth bedroom, providing versatility for families or guests. A three-piece family bathroom and a separate cloakroom enhance the practicality of the home. The loft is fully boarded offering tremendous extension potential.

Stepping outside, the sizeable rear garden is a true sanctuary, offering a high degree of privacy with mature trees and shrubbery. The large patio area is perfect for entertaining or simply enjoying the peaceful surroundings.

The famous Medieval Crowland Abbey is a short walk away as are all the local shops services , a doctors surgery and numerous green spaces and riverside countryside walks.

Entrance Hall  
3'11" x 9'11"

Hallway  
9'4" x 3'4"



Hallway  
11'8" x 3'9"

Kitchen/Diner  
13'7" x 16'11"

Living Room  
13'6" x 14'10"

Sitting Room/Bedroom Four  
11'7" x 10'9"

Master Bedroom  
13'5" x 11'10"

Bedroom Two  
11'3" x 8'4"

Bedroom Three  
9'4" x 8'0"

Bathroom  
9'4" x 5'1"

WC  
3'9" x 3'3"

Storage Cupboard  
6'6" x 2'11"

Garage  
9'9" x 15'11"

EPC - E  
44/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION  
AWAITING CONFIRMATION

