

Disclaimer Important Notice: In accordance with the Property Information Regulations 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, purchases 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/>

| Energy Efficiency Rating                       |        | EU Directive 2002/91/EC |         |
|------------------------------------------------|--------|-------------------------|---------|
| Very energy efficient - lower running costs    | A      | 105-120                 | 105-120 |
| B                                              | 81-105 | 81-105                  | 81-105  |
| C                                              | 61-81  | 61-81                   | 61-81   |
| D                                              | 41-61  | 41-61                   | 41-61   |
| E                                              | 21-41  | 21-41                   | 21-41   |
| F                                              | 1-21   | 1-21                    | 1-21    |
| G                                              | 0-1    | 0-1                     | 0-1     |
| Very energy inefficient - higher running costs |        |                         |         |
| Current                                        | 74     | 74                      | 74      |
| Desirable                                      | 81     | 81                      | 81      |

## Viewing





Ambury Gardens

Crowland, Peterborough, PE6 0ET

Nestled in the sought-after cul-de-sac of Ambury Gardens, in the quaint South Lincolnshire Market Town of Crowland, this substantial extended detached house offers an exceptional living experience. Overall offering an impressive six bedrooms, three reception rooms and two bathrooms, whilst incorporating a completely self-contained, two-bedroom, double storey annex, this property is perfect for mixed generational families seeking space and comfort.

This stunning property offers the unique advantage of a separate annex, providing flexible and versatile living options, perfect for mixed-generational families or those seeking additional privacy and space. The main residence features a spacious and welcoming layout, with a generous living room, elegant dining area, and well-appointed modern kitchen diner, creating a harmonious flow ideal for both everyday living and entertaining. The annex, with its own dedicated living room, kitchen diner, and bedroom areas, ensures independence without compromising on comfort. Whether it's for extended family members, guest accommodation, or even a home office, the annex serves as an exceptional addition, offering privacy and convenience. Both levels are designed to maximise space, with ample natural light and stylish finishes throughout. The property also includes essential features such as a garage, utility room, and convenient downstairs cloakroom. The layout of the main house and annex is cleverly designed, with separate entrances, making it an ideal choice for families looking for adaptable living arrangements. Externally, the property sits on a very generous plot with mature front and rear gardens, there is also ample off street parking to both sides. This versatile home truly caters to modern family needs, offering privacy, independence, and togetherness, all under one roof.

Council tax band for annex – B  
Council tax band for main house - C

Entrance Porch  
5.15 x 1.29 (16'10" x 4'2")

Entrance Hall  
1.99 x 3.15 (6'6" x 10'4")

Living Room  
3.61 x 6.35 (11'10" x 20'9")

Dining Room  
3.12 x 3.16 (10'2" x 10'4")

Kitchen Diner  
5.21 x 3.04 (17'1" x 9'11")

WC  
1.07 x 1.09 (3'6" x 3'6")

Utility Room  
0.85 x 3.90 (2'9" x 12'9")

Landing  
1.83 x 4.56 (6'0" x 14'11")

Master Bedroom  
3.61 x 3.23 (11'10" x 10'7")

Bedroom Two  
3.28 x 3.49 (10'9" x 11'5")

Bedroom Three  
3.00 x 3.01 (9'10" x 9'10")

Bathroom  
2.78 x 1.67 (9'1" x 5'5")

Bedroom Four  
2.35 x 2.78 (7'8" x 9'1")

Hallway To Annex  
1.39 x 2.32 (4'6" x 7'7")



Annex Living Room  
3.96 x 4.25 (12'11" x 13'11")

Annex Kitchen Diner  
4.65 x 4.03 (15'3" x 13'2")

Annex Landing  
0.81 x 3.89 (2'7" x 12'9")

Annex Master Bedroom  
3.39 x 2.86 (11'1" x 9'4")

Annex Bathroom  
1.95 x 1.66 (6'4" x 5'5")

Annex Bedroom Two  
3.06 x 3.03 (10'0" x 9'11")

Boiler Cupboard  
1.26 x 1.06 (4'1" x 3'5")

Garage  
2.50 x 5.18 (8'2" x 16'11")

EPC - C  
74/81

Annex: EPC - C - 73/81

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: Single Garage, Driveway Private, Off Street  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - 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.

