



Foreman Way

Crowland, Peterborough, PE6 ODJ

Offers Invited £425,000 - Freehold , Tax Band - E

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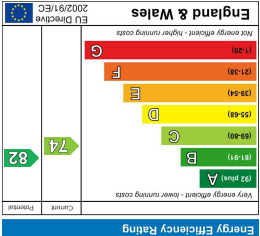
Floor Plan



Area Map



Energy Efficiency Graph



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

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/>

Foreman Way

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Nestled in the sought-after residential area of Foreman Way, Crowland, this exquisite five-bedroom and superbly presented detached family home offers a perfect blend of luxury and comfort. Positioned on a corner plot, the property enjoys convenient pedestrian access to all the local market town facilities, making it an ideal choice for families seeking both tranquility and accessibility.

Upon entering this luxury family home you are greeted by an impressive reception hall that sets a stylish tone throughout the home. The interior boasts fresh decor and an abundance of natural light, creating a warm and inviting atmosphere. The property features three well-proportioned reception rooms, alongside a cosy family room or snug, which is enhanced by bi-folding doors that open onto the east-facing patio garden. This seamless connection between indoor and outdoor spaces is perfect for entertaining or simply enjoying the serene surroundings. The modern kitchen and breakfast room provide a delightful space for culinary pursuits, while the galleried landing leads to five spacious bedrooms. Two of these bedrooms benefit from en-suite facilities, offering added convenience, alongside a family bathroom that serves the remaining bedrooms. Outside, the property continues to impress with a generous patio garden, complete with a dedicated alfresco dining area, ideal for summer gatherings. The garden is easily accessible from the house, making it a perfect extension of your living space. Additionally, a courtesy door leads to a detached double garage, and the double-width driveway provides ample parking for two vehicles. This remarkable home is a true gem in Crowland, offering a luxurious lifestyle in a prime location. Don't miss the opportunity to make it your own.

Entrance Hall
4.35 x 4.17 (14'3" x 13'8")

WC
2.22 x 0.88 (7'3" x 2'10")

Study
2.00 x 3.11 (6'6" x 10'2")

Lounge
4.84 x 4.20 (15'10" x 13'9")

Family Room/ Snug
4.00 x 2.71 (13'1" x 8'10")

Kitchen Breakfast Room
3.03 x 7.25 (9'11" x 23'9")

Living Room
3.09 x 3.44 (10'1" x 11'3")

Landing
3.71 x 3.92 (12'2" x 12'10")

Master Bedroom
3.72 x 3.66 (12'2" x 12'0")

En-Suite To Master Bedroom
2.48 x 2.00 (8'1" x 6'6" 0'0")

Bedroom Two
3.63 x 3.11 (11'10" x 10'2")

Bathroom
1.90 x 1.98 (6'2" x 6'5")

Bedroom Three
2.83 x 3.29 (9'3" x 10'9")



Bedroom Four
2.82 x 2.96 (9'3" x 9'8")

En-Suite To Bedroom Four
1.40 x 1.55 (4'7" x 5'1")

Bedroom Five
2.65 x 2.55 (8'8" x 8'4")

EPC - C
74/82

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £120 per annum.

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: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Ev Charging Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2, 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.

