



Penwald Close

Crowland, Peterborough, PE6 0AQ

£460,000 - Freehold , Tax Band - D

5 3 3 C

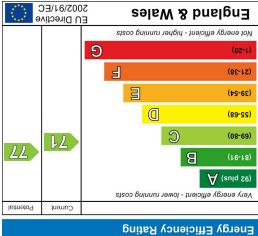
Floor Plan



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



Area Map

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, 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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Located in a quiet cul-de-sac in Crowland, this spacious five-bedroom detached home offers modern family living with three reception rooms, a bright garden room, and a stylish kitchen-breakfast area. Highlights include a self-contained one-bedroom annexe, a beautifully landscaped garden with koi pond and hot tub (available by separate negotiation), and a double garage with ample driveway parking. A rare find in a sought-after location—ideal for families needing space and flexibility.

Tucked away in the peaceful cul-de-sac of Penwald Close, Crowland, this beautifully extended detached family home combines generous space, contemporary style, and everyday comfort—perfect for modern family living. Offering five well-proportioned bedrooms and three stylish bathrooms, the home provides ample room to grow, relax, and entertain. Step inside through the welcoming entrance porch into a spacious reception hallway, setting the tone for what lies ahead. The ground floor features three versatile reception rooms, including a cosy living room with a charming log-burning stove—ideal for relaxing evenings. The standout garden room, complete with a lantern roof, is bathed in natural light and offers stunning views of the landscaped garden, while the separate dining room and modern kitchen-breakfast room create an inviting space for family meals and social gatherings. A highlight of this home is the self-contained one-bedroom annexe. With its open-plan living space, double bedroom, and contemporary wet room, it's perfect for visiting guests, extended family, or use as a home office or rental opportunity. Upstairs, four further bedrooms include a master suite with its own en-suite, offering a private retreat for parents. The remaining bedrooms are served by a sleek, modern family bathroom. Outside, the rear garden is a serene haven, thoughtfully designed with distinct areas that include a koi pond, an alfresco dining space, and a jacuzzi hot tub (available by separate negotiation)—an ideal setting for summer entertaining. At the front, a spacious driveway leads to a double garage with electric roller doors, providing convenient parking for two vehicles. Located in the sought-after Lincolnshire market town of Crowland, this exceptional property offers the perfect balance of peaceful living and modern convenience. A rare opportunity not to be missed. Council Tax Band for the Annex is South Holland A.

Entrance Porch
1.15 x 1.83 (3'9" x 6'0")

Entrance Hall
2.71 x 4.01 (8'10" x 13'1")

Lounge
5.78 x 3.85 (18'11" x 12'7")

Garden Room
3.95 x 5.49 (12'11" x 18'0")

Kitchen Breakfast Room
3.84 x 5.85 (12'7" x 19'2")

WC
1.03 x 1.70 (3'4" x 5'6")

Dining Room
3.58 x 3.71 (11'8" x 12'2")

Landing
1.90 x 4.78 (6'2" x 15'8")

Master Bedroom
3.88 x 3.89 (12'8" x 12'9")

En-Suite To Master Bedroom
2.06 x 2.74 (6'9" x 8'11")

Bedroom Two
3.58 x 3.69 (11'8" x 12'1")



Bathroom
2.26 x 2.01 (7'4" x 6'7")

Bedroom Three
2.64 x 3.03 (8'7" x 9'11")

Bedroom Four
1.89 x 2.81 (6'2" x 9'2")

Annex Entrance Hall
2.15 x 1.03 (7'0" x 3'4")

Annex Living/Dining Area
3.66 x 4.98 (12'0" x 16'4")

Annex Kitchen
2.27 x 1.89 (7'5" x 6'2")

Annex Wet Room
2.17 x 1.80 (7'1" x 5'10")

Annex Master Bedroom
2.94 x 4.21 (9'7" x 13'9")

Garage
5.09 x 5.26 (16'8" x 17'3")

EPC - C
71/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living, Wet Room
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: Double Garage, Driveway 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 - Great, Three - Excellent

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.

