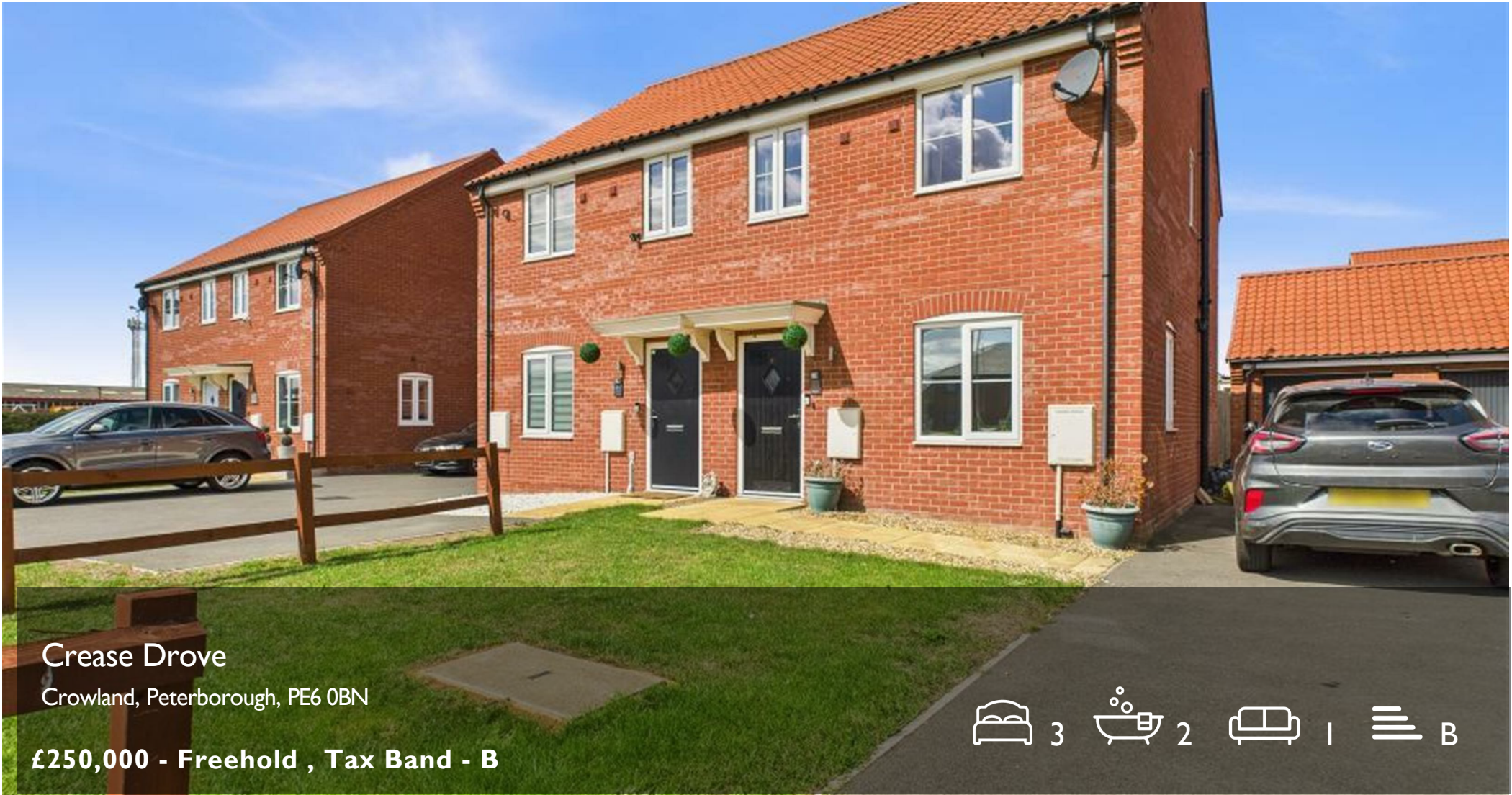
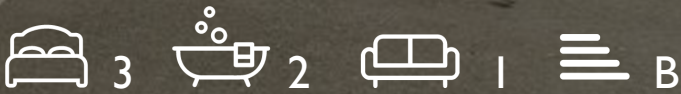




Crease Drove

Crowland, Peterborough, PE6 0BN

£250,000 - Freehold , Tax Band - B



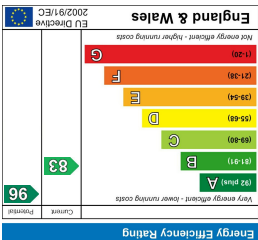
Floor Plan



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

Crease Drove

Crowland, Peterborough, PE6 0BN

A Contemporary Gem in a Picturesque Setting – Your Ideal Family Home Awaits

Tucked away on the peaceful and sought-after Crease Drove, just a short distance from the historic market town of Crowland, this beautifully presented three bedroomed semi-detached home offers the perfect blend of modern living and countryside charm. Built in 2021 by the reputable Ashwood Homes, the property remains under the builder's warranty, offering added reassurance for prospective buyers.

Step through the front door into a bright and welcoming entrance hall, setting the tone for the stylish interior that lies beyond. The spacious lounge offers a comfortable and inviting space to unwind or host family and friends, bathed in natural light and thoughtfully designed for modern living. At the heart of the home is the stunning kitchen-diner – a true showpiece that caters effortlessly to everyday life and entertaining alike. Fitted with high-quality integrated appliances including an electric oven, sleek induction hob with extractor, and a built-in dishwasher, this contemporary kitchen is both functional and elegant. The dining area enjoys views of – and access to – the private rear garden through chic French doors, creating a seamless connection between indoor and outdoor living. Facing east, the low-maintenance garden is the perfect spot to soak up the morning sun, enjoy alfresco dining, or simply relax in a serene setting. A convenient downstairs cloakroom with a modern two-piece suite adds further practicality to the ground floor. Upstairs, a carpeted staircase leads to a spacious landing and three generously sized bedrooms. The master bedroom is a true retreat, complete with a sleek ensuite shower room and double built-in wardrobes that provide plenty of storage without compromising on space. Two additional bedrooms offer flexibility – ideal for children, guests, or even a home office. Outside, the home continues to impress with a driveway to the side, providing off-road parking and access to a single garage – perfect for additional storage or keeping your vehicle secure.

Entrance Hall

1.14 x 1.39 (3'8" x 4'6")

WC

1.03 x 1.50 (3'4" x 4'11")

Lounge

3.32 x 4.63 (10'10" x 15'2")

Kitchen Diner

4.49 x 2.46 (14'8" x 8'0")

Landing

0.94 x 3.23 (3'1" x 10'7")

Master Bedroom

2.93 x 2.53 (9'7" x 8'3")

En-Suite To Master Bedroom

1.47 x 2.09 (4'9" x 6'10")

Bedroom Two

2.43 x 2.96 (7'11" x 9'8")

Bathroom

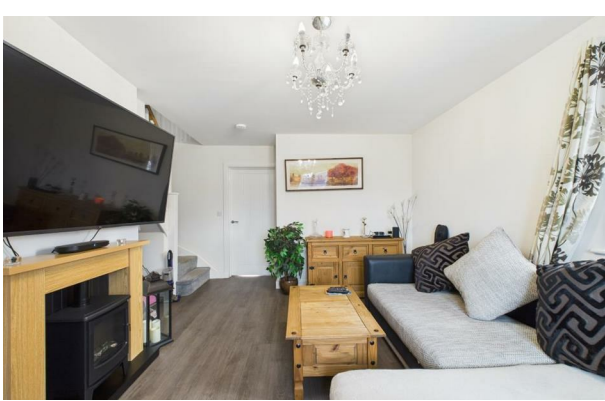
2.34 x 1.96 (7'8" x 6'5")

Bedroom Three

2.00 x 2.58 (6'6" x 8'5")

EPC - B

83/96



Tenure - Freehold

There is a community Green Space Charge payable, current figure is approximately £360 per annum.

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

