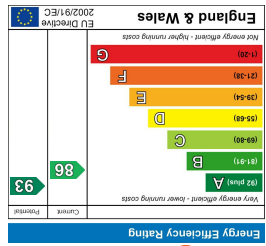


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>



Energy Efficiency Graph



Area Map



Floor Plan

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



Orchard Close
Crowland, PE6 0FN

Guide Price £350,000 - Freehold , Tax Band - C



Orchard Close

Crowland, PE6 0FN

In the heart of Crowland, this stylish chalet-style bungalow by Postland Developments combines modern open-plan living with bespoke finishes. The ground floor offers a versatile study/third bedroom with wet room and a spacious L-shaped kitchen/living/dining area with integrated appliances and French doors to the landscaped garden. Upstairs are two generous bedrooms and a contemporary family bathroom. With oak doors, anthracite uPVC windows, a double garage, and block-paved parking, this home blends quality, comfort, and convenience in a sought-after location.

Tucked away in the picturesque market town of Crowland, Orchard Close offers a rare opportunity to acquire a stunning chalet-style detached bungalow built by the renowned Postland Developments. Thoughtfully designed, this one-of-a-kind home blends modern convenience with bespoke finishes and timeless character. The welcoming entrance hall sets the tone, leading to a flexible study or third bedroom with direct access to a bespoke wet room—perfect for guests, working from home, or adaptable family living. At the heart of the home is a striking L-shaped open-plan kitchen, dining, and living area. The kitchen is fully fitted with quality integrated appliances and designed for everyday ease, while the spacious living and dining areas flow seamlessly onto the landscaped rear garden via French doors. Complete with patio, well-stocked borders, and gated side access, this private outdoor space is ideal for relaxing or entertaining. Upstairs, two generous bedrooms are filled with natural light and offer excellent storage potential. These are served by a contemporary family bathroom, finished to a high standard. Throughout, features such as oak internal doors and anthracite uPVC windows provide a stylish, high-quality finish. Externally, the home is equally impressive, offering a block-paved driveway with parking for two cars, a double garage with storage or workshop potential, and an attractive frontage that complements the property's setting. Perfectly positioned in sought-after Crowland, with its historic charm, everyday amenities, and excellent transport links, Orchard Close combines peaceful living with easy access to nearby towns and cities. An exceptional home that balances modern living with comfort and character—early viewing is highly recommended.

Entrance Hall
292 x 3.70 (9'6" x 12'1")

Living/Dining Area
5.44 x 6.27 (17'10" x 20'6")

Kitchen
1.70 x 2.39 (5'6" x 7'10")

Hallway
2.48 x 0.99 (8'1" x 3'2")

Utility Room
2.40 x 1.39 (7'10" x 4'6")

Study/Bedroom Three
3.24 x 3.52 (10'7" x 11'6")

Wet Room
1.91 x 2.53 (6'3" x 8'3")

Landing
2.19 x 1.04 (7'2" x 3'4")

Master Bedroom
4.47 x 5.45 (14'7" x 17'10")

Bathroom
3.12 x 1.70 (10'2" x 5'6")



Bedroom Two
4.15 x 5.47 (13'7" x 17'11")

EPC - B
86/93

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: Not Known
- 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, Shared Driveway
- 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, 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.