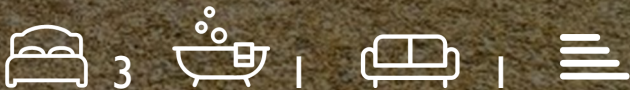




Harvester Way

Crowland, Peterborough, PE6 0DG

Guide Price £265,000 - Freehold , Tax Band - B



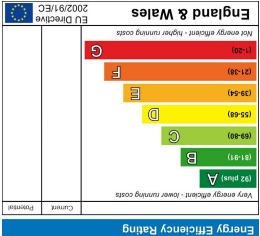
Floor Plan



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 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/>



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Ideal Starter Home – Perfect for First-Time Buyers  
City and County are thrilled to present this beautifully presented semi-detached house—an ideal opportunity for first-time buyers ready to take their first step onto the property ladder. Stylish, move-in ready, and full of modern comforts, this home makes starting out both simple and enjoyable.

If you're looking to take your first step onto the property ladder, this beautifully presented semi-detached home on Harvester Way could be just the one for you. Tucked away in a quiet cul-de-sac in the popular market town of Crowland, it combines modern style with everything you need for comfortable, everyday living. As you walk in, you're greeted by a bright entrance hall and a handy cloakroom—perfect for guests or quick freshen-ups. The living room is spacious and welcoming ideal for relaxing after work or hosting friends. From here, you'll find a modern kitchen diner that's recently been updated. With integrated appliances already in place—including a fridge freezer, a washing machine, and a dishwasher—moving in is easy, with no need to worry about big additional costs. French doors lead straight out to the garden, giving you a lovely space to enjoy summer evenings or weekend BBQs. The garden also features a brick-built workshop/store room—great for extra storage, hobbies, or even a small home office. Parking is sorted too, with a driveway big enough for up to three cars, plus an EV charging point ready for the future. Upstairs, you'll find three good-sized bedrooms, offering space to grow or even set up a home office if you're working remotely. A modern bathroom completes the home, making it move-in ready from day one. With its convenient location, modern features, and low-maintenance design, this home is an ideal choice for first-time buyers who want to settle into a welcoming community without the hassle of costly renovations.

Entrance Hall

1.16 x 1.60 (3'9" x 5'2")

WC

0.79 x 1.46 (2'7" x 4'9")

Living Room

4.44 x 4.13 (14'6" x 13'6")

Kitchen Diner

4.42 x 2.90 (14'6" x 9'6")

Landing

1.86 x 3.53 (6'1" x 11'6")

Master Bedroom

2.53 x 3.82 (8'3" x 12'6")

Bedroom Two

2.50 x 3.20 (8'2" x 10'5")

Bathroom

1.67 x 1.96 (5'5" x 6'5")

Bedroom Three

1.87 x 2.49 (6'1" x 8'2")

EPC - Awaiting

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: Yes - Side Access  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: 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 52Mbps  
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.

