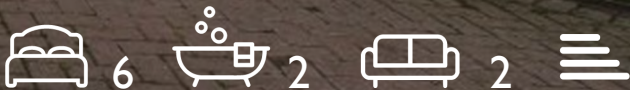




Beccelm Drive
Crowland, Peterborough, PE6 0AG

Guide Price £365,000 - Freehold , Tax Band - D



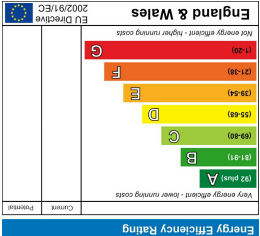
Floor Plan



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 WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Beccelm Drive

Crowland, Peterborough, PE6 0AG

*** Guide Price £365,000 - £375,000 ***

Located in a quiet cul-de-sac in the popular market town of Crowland, this spacious and versatile detached family home offers generous accommodation throughout. Featuring multiple reception areas, a kitchen/breakfast room with utility, and a large conservatory overlooking the garden, the property is ideal for modern family living. The former double garage has been converted to provide additional bedrooms, while the first floor offers further well-proportioned bedrooms including a principal suite with en-suite. Outside, the home benefits from ample off-road parking and a landscaped rear garden with patio and decked seating areas. Early viewing is highly recommended.

An Exceptional Detached Family Residence in a Peaceful Cul-de-Sac Setting

Nestled within the quiet and sought-after Beccelm Drive in the historic Lincolnshire market town of Crowland, this impressive detached family home offers generous accommodation, versatility, and a welcoming sense of comfort. Originally constructed in 1996 by Persimmon Homes, the property has been thoughtfully enhanced over the years and enjoys a tranquil position within a well-established residential cul-de-sac. The accommodation begins with a spacious entrance hall, immediately conveying the scale and quality of the home. The ground floor boasts two well-proportioned reception rooms, including a bright and inviting living room and a separate dining room, which flows seamlessly into a large conservatory overlooking the garden — an ideal space for both relaxation and entertaining. The fitted kitchen and breakfast room provides an excellent hub for family life, complemented by a separate utility room for added practicality. The former double garage has been skillfully converted to create two additional double bedrooms, offering superb flexibility for extended family, home working, or guest accommodation. The first floor is accessed via a carpeted staircase leading to a generous landing, from which four further bedrooms are arranged. The principal bedroom offers a peaceful retreat, complete with twin built-in wardrobes and a private en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Externally, the property benefits from a double-width block-paved driveway providing ample off-road parking. The rear garden has been designed for both enjoyment and entertaining, featuring a neatly maintained lawn, a patio area for al fresco dining, and an elevated decked seating area. Additional features include a timber storage shed and a raised swimming pool.

Offering space, flexibility, and an enviable setting, this distinctive family home represents a rare opportunity. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Entrance Hall
1.84 x 5.79 (6'0" x 18'11")

WC
0.81 x 1.89 (2'7" x 6'2")

Living Room
3.22 x 4.72 (10'6" x 15'5")

Dining Room
3.23 x 3.16 (10'7" x 10'4")

Conservatory
5.17 x 3.85 (16'11" x 12'7")

Kitchen Breakfast Room
4.51 x 2.47 (14'9" x 8'1")

Utility Room
2.42 x 2.02 (7'11" x 6'7")

Bedroom Five
2.53 x 4.82 (8'3" x 15'9")



Bedroom Six
2.45 x 4.85 (8'0" x 15'10")

Landing
1.89 x 4.37 (6'2" x 14'4")

Master Bedroom
3.25 x 3.47 (10'7" x 11'4")

En-Suite To Master Bedroom
1.84 x 1.65 (6'0" x 5'4")

Bedroom Two
3.24 x 3.16 (10'7" x 10'4")

Bedroom Three
2.62 x 2.38 (8'7" x 7'9")

Bathroom
1.63 x 2.14 (5'4" x 7'0")

Bedroom Four
2.58 x 2.19 (8'5" x 7'2")

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Wheelchair Accessible
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: 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.

