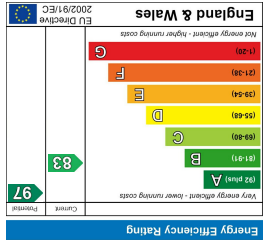


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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.

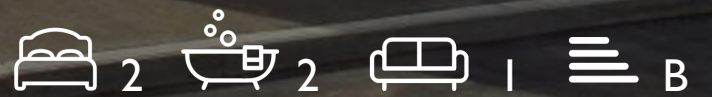
Viewing



8 Walken Way

Crowland, Peterborough, PE6 0GJ

£235,000 - Freehold , Tax Band - A



8 Walken Way

Crowland, Peterborough, PE6 0GJ

A stunning newly built home, only occupied since January 2024 and offered for sale with NO FORWARD CHAIN! Constructed by well respected builders, Wheatley Homes, in the popular and ever-growing Lincolnshire market town of Crowland, with easy access to both Peterborough and Spalding.

An ideal starter home or perfect for somebody looking to downsize to somewhere low maintenance. Internally comprising to the ground floor, a hallway, downstairs cloakroom, glazed door leading into the stylish kitchen with integrated Bosch appliances and tiled flooring, and a lounge/diner to the rear elevation with French doors to the garden. Upstairs there are two good sized double bedrooms, with an en-suite shower room, and fitted wardrobes to the master bedroom. There is also a three-piece family bathroom with a fully tiled shower over bath. Externally there is off road parking for two vehicles, and a generous rear garden backing onto open fields. There is a newly laid patio by the current owners, which is a good size, whilst also featuring a timber built shed with power and lighting. This home is presented to a show home standard throughout, and we highly recommend viewing to appreciate the accommodation on offer.

Entrance Hall
12'4" x 3'7"

WC
5'2" x 2'10"

Kitchen
9'2" x 8'9"

Lounge/Diner
12'4" x 16'1"

Landing
6'8" x 3'1"

Master Bedroom
8'11" x 8'7"

En-Suite To Master Bedroom
5'2" x 7'2"

Bedroom Two
10'4" x 8'6"



Bathroom
5'6" x 7'1"

EPC - B
83/97

Tenure - Freehold

There is a community Green Space Charge payable, current figure is approximately £195 Per Annum.

IMPORTANT LEGAL INFORMATION

Verified Material Information
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: Superfast FTTP broadband
Mobile coverage: O2 - undefined, Vodafone - undefined, Three - undefined, EE - undefined

Parking: Allocated and Driveway
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: B (potential rating is A)
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

