

Energy Efficiency Graph

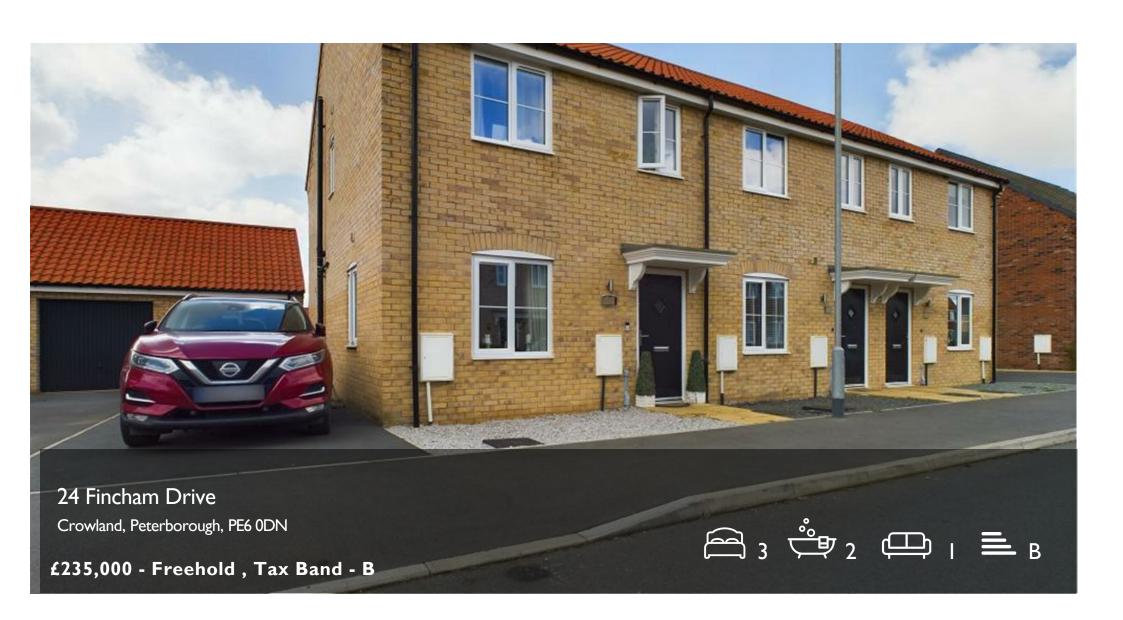
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

gniwaiV





Floor Plan



24 Fincham Drive

Crowland, Peterborough, PE6 0DN

Nestled on a small modern residential development on the outskirts of the popular Lincolnshire market town of Crowland, this elegantly designed two-storey property exudes sophistication and comfort across its 66 sqm area. The meticulous floor plan ensures seamless transition between spaces and ample natural light.

The ground floor hosts a welcoming entrance hall and a convenient modern two-piece suite cloakroom. There is a generous sized 17ft living room, leading onto a a superbly equipped modern kitchen/diner with french doors to the rear, with integrated appliances that include a dishwasher and a fridge/ freezer, plus a state-ofthe-art integrated oven and induction hob over, offering a perfect setting for culinary inspirations. Ascend to the first floor and landing, and discover three bedrooms, of which two are generously sized double bedrooms, with the master benefitting from built in double wardrobes, plus a luxury three-piece en-suite shower room. The third bedroom is suitable as an office for working from home. There is a modern spacious threepiece suite bathroom including a chrome heated towel rail adding an extra layer of luxury and usability. Outside to the rear is an enclosed garden and patio area benefitting from a sunny aspect, with gated side access to the driveway providing ample parking for up to two cars plus \boldsymbol{a} single garage. This property is a perfect mesh of form and function, poised and ready to be your future home.

Entrance Hall 4'3" × 3'7"

wc 5'3" x 3'4"

Living Room 15'3" × 10'11"

Kitchen/Diner $8'0" \times 14'11"$

Landing 10'9" × 3'5"

Master Bedroom 8'3" × 9'8"

En-Suite To Master Bedroom

Bedroom Two



















Bathroom $6'4"\times7'10"$

EPC - B 83/96

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £218.86 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: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and Off Street Building safety issues: No Restrictions: None Public right of way: No Flood risk: Yes Coastal erosion risk: No Planning permission: No Accessibility and adaptations: None Coalfield or mining area: No. Energy Performance rating: B (potential rating is A)

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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.





