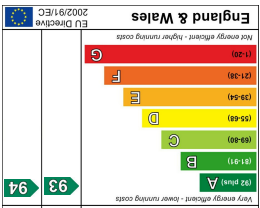


Disclaimer Important Notice: In accordance with the Property Information Regulations Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural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

this property or require further information.

Energy Efficiency Graph



Floor Plan



Burghley Close

Crowland, Peterborough, PE6 0JY

A beautifully presented four-bedroom detached family home, tucked away in a private residential cul-de-sac within the historic market town of Crowland. Enjoying a peaceful setting yet within walking distance of local shops, schools, services, and amenities, the property offers a spacious living room, modern fitted kitchen with integrated appliances, four well-proportioned bedrooms including a principal bedroom with ensuite, and a family bathroom. Outside features include a south-west facing garden, garage, and off-road parking. Additional benefits include owned solar panels with battery storage and a recently serviced boiler, making this an ideal family home in a highly convenient location.

Upon entering, you are welcomed by a spacious entrance hall leading to a well-appointed cloakroom. The generous living room features two front-facing windows, creating a bright and inviting space ideal for both relaxation and entertaining. This flows seamlessly into a modern fitted kitchen, complete with integrated appliances including a dishwasher, larger fridge and freezer, built-in microwave, induction hob, and electric oven, making it a delight for any culinary enthusiast. The first floor offers a galleried landing providing access to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, while a separate family bathroom serves the remaining bedrooms, ensuring ample facilities for family and guests. Externally, the property boasts a south-west facing rear garden with a patio area, perfect for enjoying sunny afternoons and outdoor dining. Further features include a single garage and off-road parking for two vehicles, adding to the practicality of this appealing home. The open-plan front garden enhances the overall kerb appeal. The property is further enhanced by owned solar panels and battery storage, offering an eco-conscious and cost-efficient energy solution. The boiler was replaced in 2018 and has recently been serviced, providing reassurance for prospective buyers. Combining a quiet cul-de-sac position with the convenience of walking access to all the amenities of this sought-after market town, this superb family home is not to be missed and is expected to attract strong interest.

- Entrance Hall**
1.72 x 3.38 (5'7" x 11'1")
- WC**
1.49 x 1.36 (4'10" x 4'5")
- Living Room**
5.12 x 3.31 (16'9" x 10'10")
- Kitchen Diner**
7.85 x 2.68 (25'9" x 8'9")
- Landing**
2.26 x 2.03 (7'4" x 6'7")
- Hallway**
1.73 x 0.91 (5'8" x 2'11")
- Master Bedroom**
3.66 x 3.00 (12'0" x 9'10")
- En-Suite To Master Bedroom**
- Bedroom Two**
3.81 x 3.13 (12'5" x 10'3")
- Bathroom**
2.27 x 1.86 (7'5" x 6'1")
- Bedroom Three**
2.62 x 4.56 (8'7" x 14'11")



- Bedroom Four**
2.97 x 3.11 (9'8" x 10'2")
- Garage**
2.70 x 5.31 (8'10" x 17'5")
- EPC - A**
93/94
- 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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: Yes - Owned Outright
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 - 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.

