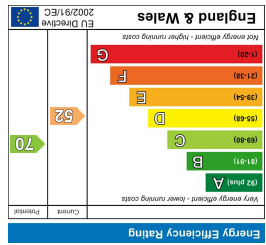


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



4 St. Guthlacs Close  
Crowland, Peterborough, PE6 0ES

£480,000 - Freehold , Tax Band - E





## 4 St. Guthlacs Close

Crowland, Peterborough, PE6 0ES

Welcome to St. Guthlacs Close, a charming property located in the heart of the Lincolnshire market town of Crowland, adjacent to the famous Medieval Abbey. This unique and detached Alison-built house offers a private residential setting in a peaceful Cul-de-Sac.

As you step inside, you are greeted by over 2000 sq ft of versatile accommodation. The property boasts two/three reception rooms, perfect for entertaining guests or simply relaxing with your family. The extended dining room and a spacious 16ft Kitchen/Breakfast room provide ample space for all your culinary adventures. One of the highlights of this property is the large open-plan Victorian style conservatory, offering a picturesque view of the generous rear garden with impressive Abbey views. Imagine enjoying your morning coffee in this serene setting! With five good-sized bedrooms, including two en-suites and a family bathroom, there is plenty of space for a growing family or visiting guests. The property also features a utility room and a WC, adding to the convenience of daily living. For those with a penchant for cars, the internal door to the double garage with electric roller doors will surely impress. The double-width drive and open-plan lawn front garden add to the overall appeal of this stunning property.

Don't miss the opportunity to make this house your home and enjoy the tranquility and beauty that St. Guthlacs Close has to offer. Contact us today to arrange a viewing and take the first step towards owning this delightful piece of English charm.

### Entrance Porch

6'3" x 4'11"

### Entrance Hall

6'5" x 10'3"

### Living Room

11'10" x 20'9"

### Dining Room

10'0" x 16'3"

### Kitchen/Breakfast Room

17'1" x 10'1"

### Conservatory

11'9" x 17'5"

### Hallway

2'7" x 3'0"

### WC

5'11" x 3'7"

### Utility Room

6'0" x 4'4"

### Landing

5'11" x 14'11"

### Hallway

12'1" x 3'0"

### Hallway

2'11" x 8'0"

### Master Bedroom

15'5" x 10'9"

### En-Suite To Master Bedroom

7'8" x 4'1"



### Bedroom Two

15'7" x 11'3"

### Bedroom Four

10'8" x 10'5"

### Bathroom

7'8" x 6'9"

### Bedroom Three

11'10" x 9'9"

### En-Suite To Bedroom Three

6'5" x 5'4"

### Bedroom Five

11'10" x 8'7"

### Garage

15'7" x 15'9"

### EPC - E

52/70

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard  
 Community Green Space Charge: No  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains  
 Sewerage: Mains  
 Heating: Oil Central Heating  
 Heating features: Electric Fire In Living Room  
 Broadband: Up to 80Mbps  
 Mobile: EE - Great, O2 - Great, Three - Great

Parking: Garage, Driveway, Off Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: No  
 Public right of way:  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations:  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: E

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.

### DRAFT DETAILS AWAITING VENDOR APPROVAL

