



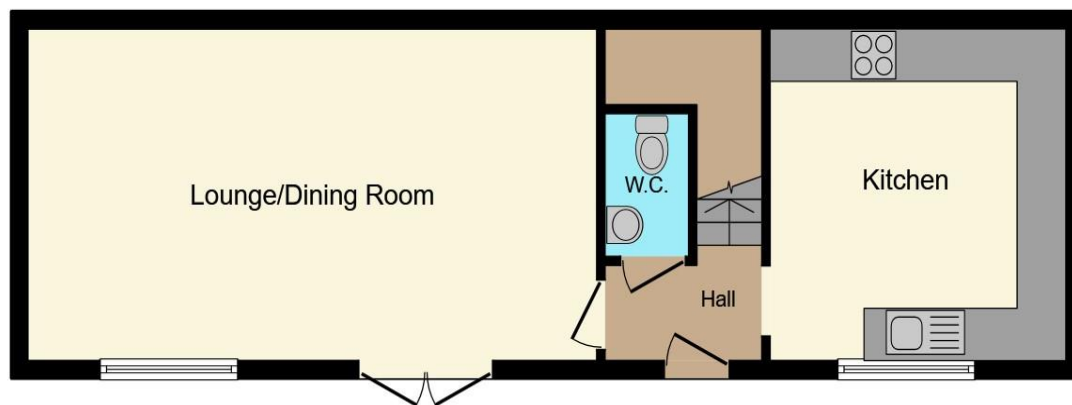
Peterborough Road, Crowland Peterborough PE6 0BB

welcome to

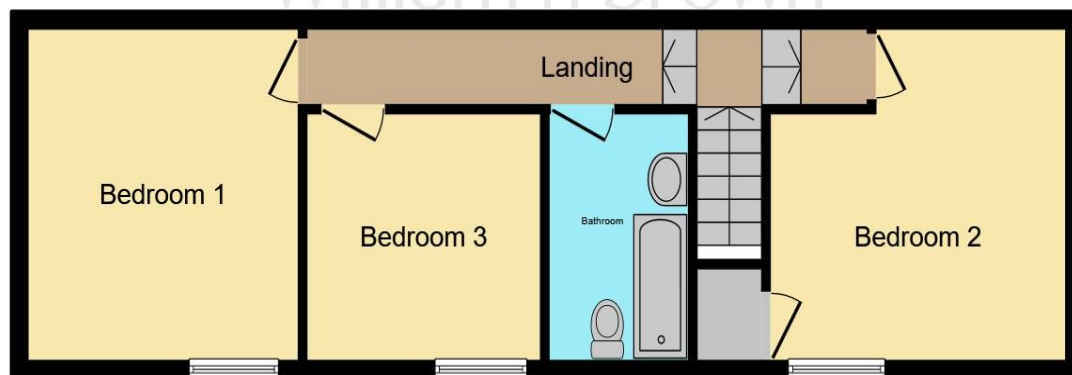
Peterborough Road, Crowland Peterborough

"Stunning 3 Bedroom Barn Conversion" Completed in 2019, this beautiful Home had the benefit on new Kitchens, Bathrooms, Décor, Floorings and even a fresh Sarc Roof. It boasts a warm modern contemporary style with vaulted ceilings, large patio doors together with a traditional build. The property consists of a Modern Kitchen, Living / Dining Room with ramped access from the Patio Doors to the Garden, Cloak Room. To the first Floor, three double Bedrooms and Family Bathroom. The brick walled enclosed south facing Garden again has had an update with a bespoke covered Patio area housing a log fired Hot Tub and Seating area. On the lawn area, a Barrel style Sauna surrounded by Fruit trees and privacy hedges. (Sauna and Hot tub by separate negotiation). To the front of the property, off road allocated parking for numerous vehicles, however this ownership remains with a 3rd party. The property is being sold with "No Onward Chain" and I HIGHLY recommend early viewings.





Ground Floor



First Floor

Living Dining Room

23' 2" x 12' 8" (7.06m x 3.86m)

Kitchen

13' 2" x 12' 10" (4.01m x 3.91m)

Cloakroom

First Floor And Landing

Bedroom One

12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

Bedroom Three

12' 2" x 10' 4" (3.71m x 3.15m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Peterborough Road, Crowland Peterborough

- Stunning Modern 3 Bedroom Barn Conversion, with beams
- Completed in 2019 with modern Kitchen and Bathrooms and original Beams
- Pretty enclosed garden with lawn, fruit trees and covered Patio area, south facing
- Set back off the road in a small cul de sac
- Allocated Parking spaces

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122358



Property Ref:
PCG122358 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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