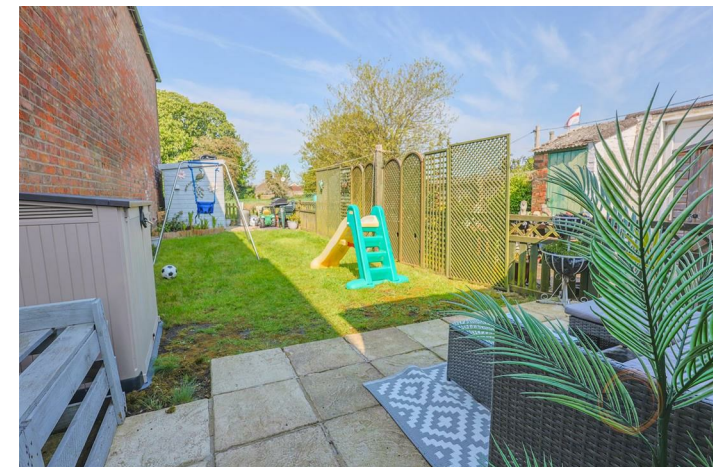




19 PETERBOROUGH ROAD

PETERBOROUGH, PE6 0BB

£170,000
FREEHOLD

Offered for sale by Sedge Estate Agents, Spalding – A beautifully presented semi-detached cottage, ideally situated within walking distance of the local shops, amenities, and services in the historic Lincolnshire market town of Crowland.

The well-arranged accommodation briefly comprises a welcoming living room, dining area, kitchen, and modern shower room. Upstairs, there are two bedrooms. Featuring contemporary décor throughout, this charming home also benefits from uPVC double glazing and an electric boiler providing central heating.

Externally, the property boasts an enclosed walled front garden, with gated pedestrian access leading to the front door. A gravelled side path offers access to a generous rear garden, mainly laid to lawn, complete with a recently installed timber garden shed.

An ideal first home or investment opportunity – early viewing is highly recommended!



19 PETERBOROUGH ROAD

- Semi-Detached Cottage • uPVC double glazed • Enclosed garden • Market town location • Excellent for commuters • Close to local shops • Desirable location • Two good sized bedrooms • Call Today



Lounge

3.60m x 3.51m (11'10" x 11'6")

A bright and stylish reception space with uPVC double glazed window to the front aspect, radiator, laminate flooring, TV point, and door leading to:

Kitchen/Diner

Dining Room

2.60m x 3.51m (8'6" x 11'6")

Perfect for family meals or entertaining, featuring a radiator, laminate flooring, under-stairs storage cupboard, staircase to the first floor, and open plan access to:

Kitchen

1.21m x 3.51m (4'0" x 11'6")

Fitted with a range of matching base and eye-level units with complementary worktops, stainless steel sink with drainer and mixer tap, built-in electric oven, four-ring ceramic hob with extractor over, plumbing for a washing machine, radiator, laminate flooring, and a uPVC double glazed window overlooking the rear garden. Door to:

Bathroom

A well-appointed ground floor shower room, comprising a tiled shower enclosure with fitted shower, wash hand basin, and close-coupled WC. Finished with tiled splashbacks, radiator, and uPVC double glazed window to the side.

Bedroom 1

A generously sized double bedroom with uPVC double glazed window to the front, radiator, and fitted carpet.

Bedroom 2

A good-sized second bedroom with uPVC double glazed window to the rear, radiator, and fitted carpet.

Outside Space

To the front, the property enjoys an enclosed walled garden, mainly laid to gravel, with a footpath leading to the entrance and

side access to the rear. The rear garden is predominantly lawned, enclosed by picket fencing, and features a recently installed timber shed – ideal for storage or hobbies and a lovely patio area, with field views to the rear.

About the Local Area – Crowland

About the Local Area – Crowland

Crowland offers a wonderful blend of historic charm and modern convenience, making it popular with families, professionals, and retirees alike. The town is rich in history, with landmarks dating back over 1000 years, and is well-positioned between Peterborough and Spalding, offering excellent transport links and access to mainline rail services.

Local amenities include a fantastic range of traditional shops (such as a butcher, baker, and hardware store) alongside modern conveniences including mini-supermarkets, pubs, restaurants, takeaways, hairdressers, beauticians, and the area's best fish and chip shop! Healthcare needs are met with a local doctor's surgery and pharmacy, and education is well catered for with a newly built primary school and good secondary schooling options via bus links to Spalding and Peterborough.

Crowland also boasts plenty of open green spaces, perfect for walkers and cyclists, and a wide variety of community groups and activities, ensuring a warm welcome to newcomers.

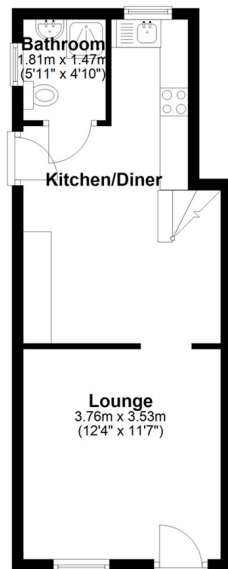
A truly delightful town to call home.

19 PETERBOROUGH ROAD



Ground Floor

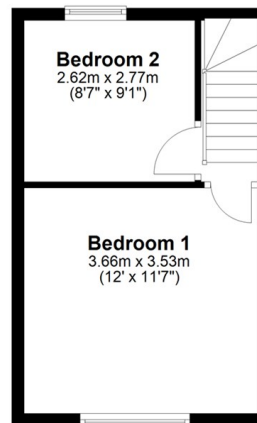
Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.1 sq. feet)
19 Peterborough.

First Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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