



Connells

Peterborough Road
Crowland Peterborough

Peterborough Road Crowland Peterborough PE6 0BB

Guide Price
£375,000 to £400,000



Property Description

Prime plot with pizzazz!

This impressive, detached bungalow stands on a prime plot with extensive parking for several vehicles in addition to the double garage. Offered for sale with NO CHAIN this property provides scope for extending should even more living space was required! The current accommodation comprises a 22 ft reception hall, two guest WC, lounge with feature

fireplace, fitted family-friendly kitchen/dining room and a separate utility. The three bedrooms are all double with fitted wardrobes in each. Situated within Crowland town with a thriving community including, school, shop, pubs and great access to Peterborough train station.

Entrance Hall

22' 6" x 7' 9" (6.86m x 2.36m)

Patterned UPVC double glazed door with a patterned UPVC window to one side into the entrance hall. Radiator, three doors into storage cupboards one of which is walk in with a hanging rail, textured ceiling and a circular patterned feature window. coving to textured ceiling and telephone point. Doors off onto lounge, kitchen/diner, bedrooms, bathroom and cloakroom.

Lounge

18' 10" x 12' 10" plus recess feature archway (5.74m x 3.91m plus recess feature archway)

Two double radiators, TV and telephone points, living flame gas fire (not connected) with stone feature surround and TV stand, coving to textured ceiling with recess lighting, UPVC double glazed window to the front and sliding double doors into the kitchen/diner.

Kitchen / Diner

23' 6" x 11' 11" (7.16m x 3.63m)

Comprising a range of matching wall and base level units. Double oven, grill and four ring hob with extractor hood above, plumbing for dishwasher, space for a full standing fridge freezer. Double doors into the airing cupboard (housing the cylinder water tank), Radiator, coving to textured ceiling with recess lighting, two UPVC double glazed windows to the side. Door back into the entrance hall and further door to the side entrance.

Side Entrance

Half glazed patterned door into the side porch and doors off onto cloakroom and utility.

Utility

10' 4" x 8' 8" (3.15m x 2.64m)

Part tiled, radiator, recently installed new boiler, plumbing for washing machine, Belfast sink with taps over, double doors into storage with cupboards above, new consumer unit, smooth ceiling and UPVC double glazed window to the rear.

Cloakroom

Being half tiled and comprising of a WC. Smooth ceiling and frosted UPVC double glazed window to the rear.

Bedroom Three

10' 11" x 9' 3" (3.33m x 2.82m)

Radiator, double doors into a fitted wardrobe with hanging rail, shelving and cupboard above. Coving to textured ceiling, UPVC double glazed window to the rear.

Bedroom Two

12' 6" x 10' 4" (3.81m x 3.15m)

Radiator, double doors into fitted wardrobe with hanging rail, shelving and cupboard above. Coving to textured ceiling, UPVC double glazed window to the rear.

Bathroom

10' 4" x 6' 4" max (3.15m x 1.93m max)

Being fully tiled and comprising of a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with taps over and a bath with taps over. Two cupboards with slatted shelving, coving to textured ceiling and a frosted UPVC double glazed window to the side

Second Cloakroom

Being half tiled and comprising of a two piece suite to include a wash hand basin with taps over plus a WC. Radiator, coving to textured ceiling and a patterned UPVC double glazed window to the side.

Bedroom One

12' 9" x 11' 11" to the back of the wardrobe (3.89m x 3.63m to the back of the wardrobe)

Radiator, two sets of double doors into fitted wardrobes with hanging rail, shelving and cupboards above. Coving to textured ceiling and UPVC double glazed window to the front.

Outside

To the front of the property there is an extensive gravel driveway providing off road parking for several vehicles. Two planted areas contained by a brick wall. The driveway continues to the side and leads to the double garage.

The rear garden is laid to lawn with a paved area, side borders and feature planted areas. Garden shed, outside tap, outside light. The garden is surrounded by a timber built fence.

Double Garage

19' 4" x 14' 11" (5.89m x 4.55m)

Fitted with an electric roller shutter door. Power and lighting connected, two UPVC double glazed windows to the rear. Half glazed patterned door into the side lobby leading to a further half glazed patterned courtesy UPVC door into the garden.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved









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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305630



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305630 - 0006