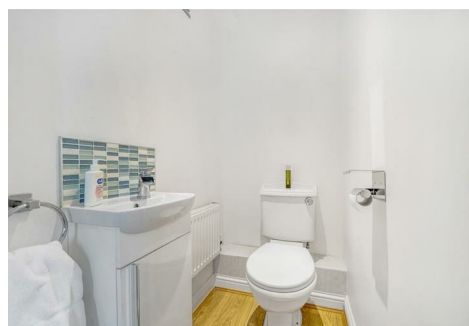




39 Jubilee Way, Crowland, PE6 0JS

£350,000

- Cul de sac location
- Newly re-fitted kitchen
- Four double bedrooms
- Ample off road parking leading to garage
- Popular village within easy access of local amenities
- Newly fitted En-suite to the main bedroom
- Conservatory overlooking rear garden
- Well presented throughout

Beautifully Presented Four-Bedroom Home in Quiet Crowland Cul-de-Sac

This stunning family home is ready for you to move straight in. Immaculately presented throughout, it offers four generously sized bedrooms, a newly fitted kitchen, en-suite, and boiler—perfect for modern family living.

Situated in a peaceful cul-de-sac on a sought-after, modern development in Crowland, this home combines comfort, style, and convenience. The neutral décor throughout creates a fresh, welcoming atmosphere, ready for you to add your personal touch.

Looking for a home that needs no work? This is the one. Book your viewing today and see all it has to offer!

Entrance Hall



UPVC door to front. Laminate wood flooring. Radiator. Stairs to first floor.

Cloakroom



Toilet. Wash hand basin set in vanity unit with

splash back. Laminate wood flooring. Radiator. Extractor fan.

Lounge 16'11" x 10'0" (5.16m x 3.06m)



UPVC window to front and bay window side. French doors leading to the conservatory to the rear. Feature fireplace with fire inset. Laminate wood flooring. Radiator.

Kitchen/Diner 16'9" x 9'0" (5.11m x 2.75m)



UPVC window to front and rear. Spot lights. Matching base and eye level units with work surface over. Vinyl flooring. Radiator. Built in oven with gas hob and extractor hood over. Integrated dishwasher. Integrated tall fridge/freezer. Ceramic sink drainer with mixer tap over.

Utility Room 6'3" x 6'2" (1.92m x 1.89m)



UPVC door to rear. Base units with work surface over. Space and plumbing for washing machine. Space for tumble dryer. Ceramic sink unit with mixer tap over. Vinyl flooring. Radiator. Vaillant boiler.

Conservatory 10'11" x 10'0" (3.33m x 3.06m)



Partial brick construction with windows and polycarbonate roof. French doors to side leading to garden. Laminate wood flooring.

First Floor Landing



UPVC window to front. Carpeted. Radiator. Airing cupboard. Stairs to second floor.

Bedroom 1 16'7" x 10'0" (5.07m x 3.07m)



UPVC window to front. Laminate wood flooring. Built in wardrobes. Radiator.

En-suite



UPVC window to rear. Shower cubicle with shower attachment. Toilet. Wash hand basin set in vanity unit. LVT flooring. Extractor fan. Radiator.

Bedroom 2 9'11" x 9'8" (3.04m x 2.95m)



UPVC window to front. Laminate wood flooring. Radiator. Built in storage cupboard with window.

Bathroom 6'3" x 6'7" (1.93m x 2.01m)



UPVC window to rear. Bath with shower attachment over and glass shower screen. Toilet. Wash hand basin. LVT flooring. Extractor fan. Radiator.

Second Floor Landing



Velux window. Radiator. Carpeted.

Bedroom 3 10'11" x 10'0" (3.35m x 3.07m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 10'11" x 9'8" (3.35m x 2.95m)



UPVC window to rear. Radiator. Carpeted.

Outside



Front: Pathway leading to front door. Lawn area. Gated access leading to the rear garden.
Rear: Patio area. Lawn area. Timber shed to the rear of the garage. Pedestrian door to garage. Built-in hot tub is included in the sale.

Garage

Property Postcode

For location purposes the postcode of this property is: PE6 0JS

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No
Property construction: Brick Built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating. Boiler is just over 1 year old.
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is None over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: : Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C70

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

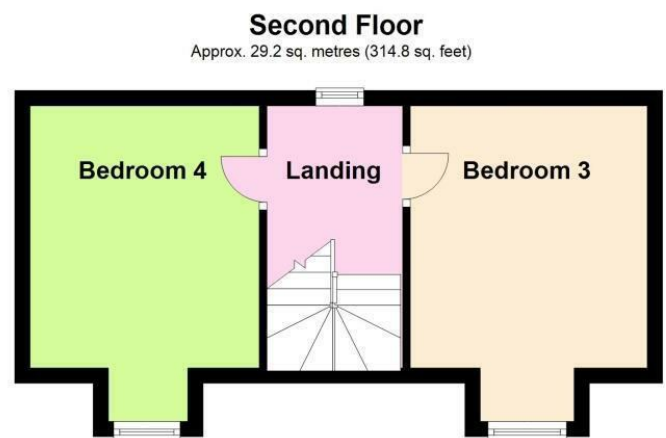
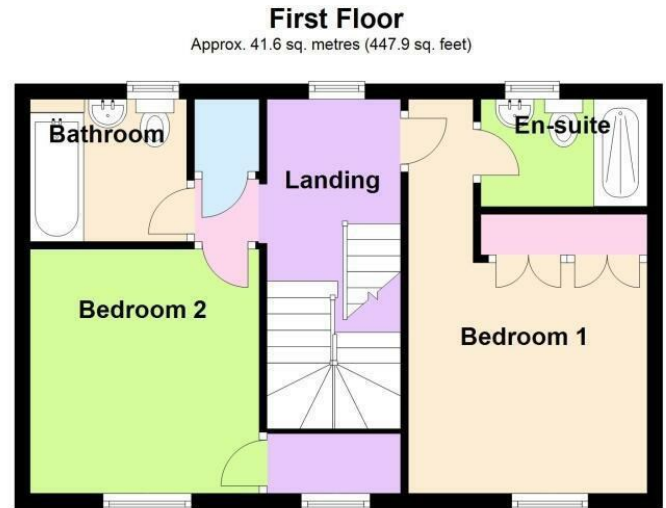
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

Area Map



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Energy Efficiency Graph

