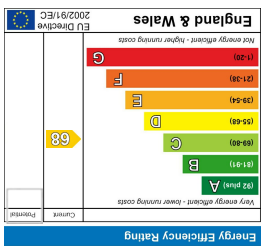


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 other fixtures or fittings. Lease details, service 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Energy Efficiency Graph



Area Map



Floor Plan



Barbers Drove North
Crowland, Peterborough, PE6 0BE

Guide Price £290,000 - Freehold , Tax Band - B



Barbers Drove North

Crowland, Peterborough, PE6 0BE

** GUIDE PRICE £290,000 - £310,000 **

A spacious and well-presented detached bungalow set on a generous plot, offering two double bedrooms, multiple reception areas, landscaped gardens, ample parking for 8-10 vehicles, and a detached double garage. With no forward chain and excellent potential to extend into the loft (subject to planning), this property is ideal for those seeking comfort, space, and future flexibility.

Tucked away in the peaceful surroundings of Barbers Drove North, Crowland, this delightful detached bungalow offers a rare opportunity for those seeking a spacious and versatile home. Originally configured with three bedrooms, the property has been thoughtfully redesigned to create a generous two-bedroom layout, enhancing both comfort and flow throughout. Inside, you'll find a welcoming reception room ideal for relaxing, along with a bright and airy sunroom or garden room that effortlessly bridges the indoors with the beautifully landscaped outdoor space. The modern fully fitted kitchen is well-appointed and complemented by a separate utility room for added convenience in daily living. Designed with future potential in mind, the property already has drainage in place for an en-suite shower room—providing a head start should you wish to further personalise the space. This property also has tremendous potential to be extended in the roof void subject to planning permission. Outside, the mature gardens is a true highlight, featuring fruit trees, a charming summer house, and a spacious patio—perfect for enjoying warm evenings and outdoor dining. A jacuzzi or hot tub adds a touch of luxury, offering a private retreat for relaxation. Practicality hasn't been overlooked either; with an oversized garage (28' x 20') there is a separate WC and utility room also providing excellent storage or workshop space. The property benefits from a substantial gravel frontage with parking for eight to ten cars. No Forward Chain.

Garden Room
4.18 x 7.02 (13'8" x 23'0")

Utility Room
2.07 x 1.83 (6'9" x 6'0")

Kitchen Diner
3.00 x 3.96 (9'10" x 12'11")

Living Room
4.56 x 4.94 (14'11" x 16'2")

Hallway
1.55 x 2.47 (5'1" x 8'1")

Master Bedroom
4.44 x 3.90 (14'6" x 12'9")

Bathroom
1.92 x 2.37 (6'3" x 7'9")

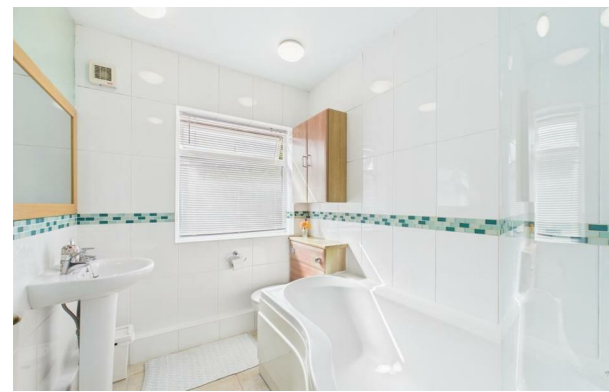
Bedroom Two
3.51 x 3.95 (11'6" x 12'11")

EPC - D
68/107

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None



Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 73Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.