Harvester Way

Crowland, Peterborough, PE6 0DA

Asking Price £335,000 - Freehold , Tax Band - E

4 2 3 D

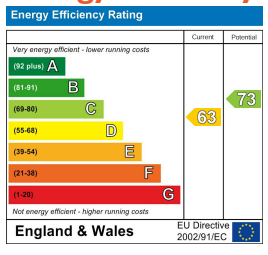
Floor Plan

Area Map

Viewing

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.

Energy Efficiency Graph



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 guarantee. 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 any other fixtures or fittings. Lease 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 licencing 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.

Harvester Way

Crowland, Peterborough, PE6 0DA

City and County in Crowland are very pleased to present this much IMPROVED and WELL PRESENTED DETACHED family home. The property is in a corner position and is conveniently located within walking distance of the Lincolnshire market town shops, amenities and famous Medieval Abbey. The accommodation comprises of: entrance hall, study, cloakroom, 18ft modern kitchen/diner with breakfast bar, seating area and a utility with a 17ft bay fronted living room plus a conservatory. Upstairs there is a galleried landing with a feature arched window to the front with FOUR bedrooms with the master benefitting from a dressing room and REFITTED contemporary styled ensuite with the family bathroom also been MODERNISED. The property benefits from uPVC double glazing and the boiler was replaced to a combi in 2018. Outside to the front is a double width block paved driveway leading to the DOUBLE garage and to the rear is an enclosed rear garden comprising of an artificial lawned area and covered patio. The property is currently rented - No forward chain

Porch
0.75 x 1.62 (2'5" x 5'3")

Entrance Hall
0.97 x 3.33 (3'2" x 10'11")

Office
2.92 x 2.11 (9'6" x 6'11")

Cloakroom
1.85 x 1.20 (6'0" x 3'11")

Kitchen/Breakfast Room
5.60 x 3.65 (18'4" x 11'11")

Utility Room
1.85 x 2.03 (6'0" x 6'7")

Living Room
3.46 x 5.35 (11'4" x 17'6")

Conservatory
3.46 x 3.38 (11'4" x 11'1")

First Floor Landing
4.49 x 2.99 (14'8" x 9'9")

Master Bedroom
3.95 x 3.41 (12'11" x 11'2")

Dressing Room
0.97 x 2.34 (3'2" x 7'8")

En-suite Shower Room
1.95 x 1.82 (6'4" x 5'11")

Bedroom Two
3.37 x 3.41 (11'0" x 11'2")

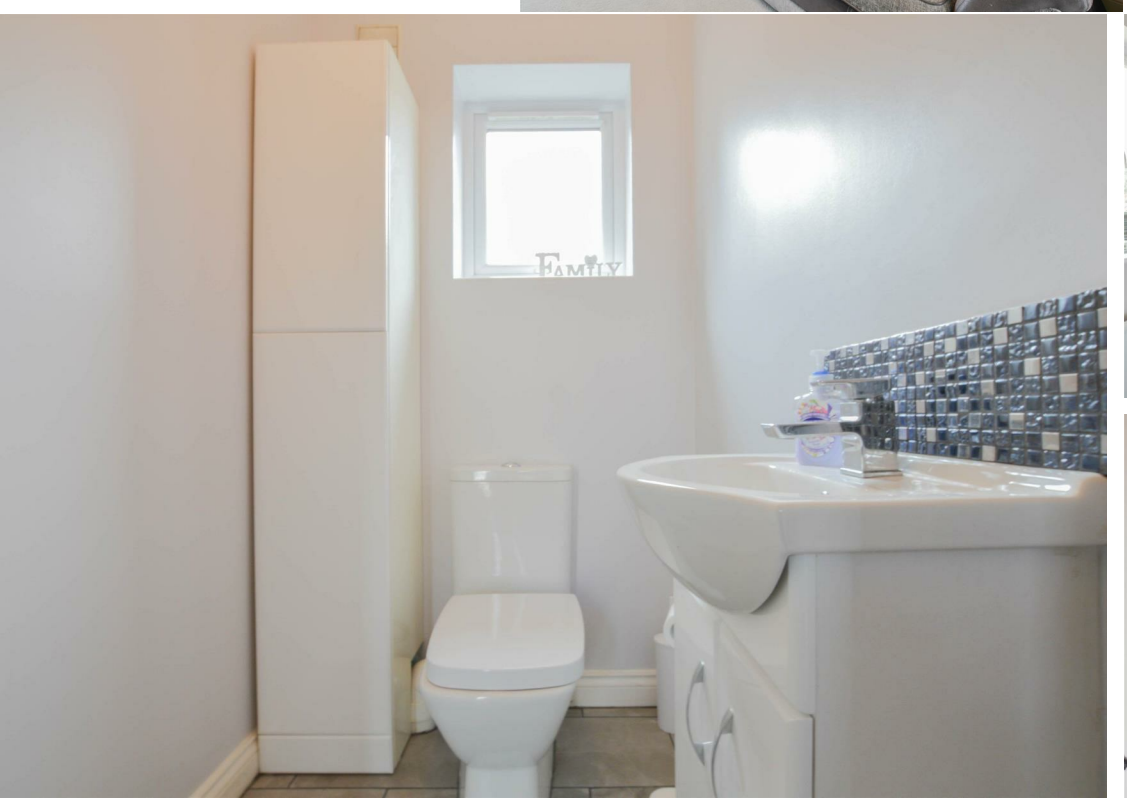
Bedroom Three
3.02 x 2.55 (9'10" x 8'4")

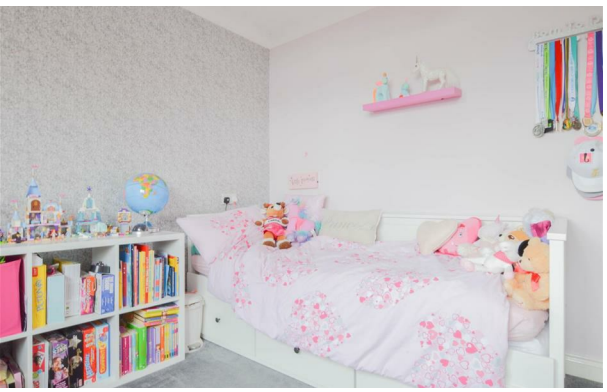
Bedroom Four
2.53 x 1.84 (8'3" x 6'0")

Bathroom
1.95 x 2.14 (6'4" x 7'0")

Garage
5.75 x 5.21 (18'10" x 17'1")

EPC - C
72/84





IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

DISCLAIMER
Please note photographs were taken before the current tenancy.