BRADLEY JAMES

ESTATE AGENTS









49 South Street, Crowland, Peterborough, Cambridgeshire, PE6 0AH

Asking price £190,000

- No chain
- Property is priced to sell
- Two reception rooms
- Cloakroom and utility room
- Walking distance to local amenities and playing field on your doorstep
- Property in need of modernisation and signs of damp in some rooms
- Character features, solid wood flooring, sash windows, picture rails
- Three bedrooms and an upstairs bathroom
- Views over tennis courts to the front
- Located in a historical village

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
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Bradley James Estate Agents welcomes you to South Street in the charming village of Crowland, Peterborough, this delightful detached house, built in 1947, offers a unique opportunity for those looking to create their dream home. Set on a larger than average plot, the property boasts lovely views over nearby tennis courts, enhancing its appeal.

Upon entering, you are greeted by a spacious entrance hall adorned with real wood flooring, leading you to a comfortable lounge featuring a box bay window and sash UPVC windows that fill the room with natural light. The family room, which is double aspect, also showcases sash windows and continues the theme of elegant wood flooring, providing a warm and inviting atmosphere.

The kitchen breakfast area, located at the rear of the house, is complemented by a utility room and a cloakroom, making it a practical space for family living. Upstairs, you will find three well-proportioned bedrooms, including two generous doubles, along with an upstairs bathroom that offers convenience for family life.

While the property does require modernisation and shows some signs of damp in certain rooms, it is competitively priced to reflect the work needed. This presents an attractive opportunity for buyers to personalise the space and truly make it their own in this historic village.

Conveniently located within walking distance to local amenities, including doctors, Crowland Abbey, schools, shops, and pubs, this home also benefits from excellent road links. The A16 provides quick access to Peterborough in just 20 minutes, while the A1 is a mere 25-30 minute drive away. Additionally, both Spalding and Peterborough offer train stations, enhancing connectivity for commuters.

This property is offered with no onward chain, making it an ideal choice for those eager to embark on their next chapter in a picturesque setting.

3 1 2 E

Council Tax Band: B







Entrance Hall
Wooden front door with obscured leaded stained glass windows, stairs leading off to the first floor accommodation, real wood flooring, under stairs storage cupboard, radiator, power points and telephone points.

Lounge
14'4 x 12'0
UPVC double glazed box bay window to the front overlooking tennis courts, UPVC double glazed sash window to the side, real wood flooring, radiator, power points, picture rail and TV points.

Family Room
12'0 x 12'0
Double aspect with UPVC double glazed sash windows to the side and to the rear, open fireplace, radiator, power points, TV point, picture rail, real wood flooring, a door to the walk-in pantry and kitchen to the rear.

Walk-in Pantry
UPVC double glazed window to the rear, space and point for fridge, space and point for freezer, power points and shelving.

Kitchen
15'1 x 9'6
Double aspect with a composite obscured double glazed door to the side, two UPVC double glazed windows to the side, base and eye level units with work surface over, sink and drainer with a mixer tap over, space and plumbing for slimline dishwasher, integrated electric oven and grill with a four burner gas hob and extractor over, integrated dishwasher, space and points for fridge, space and plumbing for washing machine, breakfast bar, loft hatch, storage cupboard housing the meters and fuse box, access to a utility room and cloakroom.

Utility Room
UPVC double glazed window to the side, worktop, space and point for tumble dryer, power points and space and point for fridge freezer.

Cloakroom
UPVC obscured double glazed window to the side and WC.

Landing
Radiator, power points, picture rail, loft hatch and storage cupboard.

Bedroom One
12'0 x 9'3
Double aspect with a UPVC double glazed sash window to the front overlooking the tennis courts, UPVC double glazed sash window to the side, radiator, power points, TV point and picture rail.

Bedroom Two
12'0 x 10'0
Double aspect with UPVC double glazed sash windows to the side and rear, radiator, power points and picture rail.

Bedroom Three
9'3 x 8'0
UPVC double glazed sash window to the front overlooking the tennis courts, radiator, power points and picture rail.

Family Bathroom
UPVC obscured double glazed window to the rear, bath with taps over, WC with push button flush, pedestal wash hand basin with taps over and airing cupboard with wall mounted Worcester Bosch boiler.

Garden
Outside the property has off-road parking for two cars leading to a detached single garage with double wooden doors to the front, the rear garden is enclosed by panel fencing and metal fencing. It is larger than average and has different sections. Mostly laid to lawn with well established shrub and flower borders. A sunken pond and a patio seating area.






GREYSTONES

























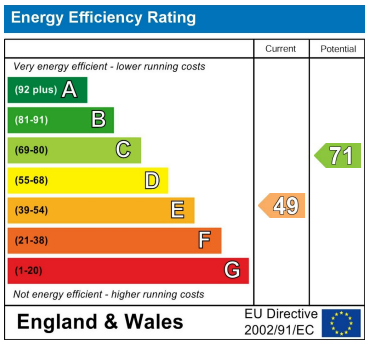


Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

E





Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

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