



**Connells**

East Street  
Crowland Peterborough



## Property Description

Captivating blend of character and contemporary

Situated within the historical town of Crowland this one-time bakery now boasts luxurious family living and being located opposite the war memorial on East Street, which runs between Trinity Bridge and Crowland Abbey in the towns conservation area. The immaculate accommodation is spacious and airy comprising a large reception hall with a guest WC, dual aspect lounge/dining room with contemporary styled fireplace, formal family room, generous sized kitchen/breakfast room offering a range of integrated appliances and a spacious cellar, which the current owner uses as a gym. From the landing there is a family bathroom comprising a three-piece suite to include a rolltop bath, four bedrooms with a large four piece en suite to the master. The rear garden is fully enclosed and gives access to the double garage, fitted EV charging point & staircase to a mezzanine. This is a wonderful opportunity to secure a piece of history and a family home in a prime town position.

## Entrance

Front door into the main entrance. Two radiators, ceramic tiled flooring, plaster cornice coving to smooth ceiling with ceiling centre roses and a feature corbel arch. Staircase to the first floor landing and doors off onto the lounge/diner, family room, kitchen/breakfast room, cellar and cloakroom. Half glazed patterned double glazed door to the side.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks, plus a WC. Ceramic tiled flooring continuous from the entrance hall, radiator, plaster cornice coving to smooth ceiling with a ceiling centre rose and a patterned double glazed window to the rear.

## Lounge/Diner

Two radiators, TV and telephone points, living flame gas fire with marble surround, engineered wooden flooring, corbel feature arch, plaster cornice coving to a smooth ceiling with two ceiling centre roses, double glazed sash windows to the front and UPVC double glazed French doors into the rear garden.

## Family Room

Radiator, plaster cornice coving to a smooth ceiling with ceiling centre rose and double glazed sash windows to the front.

## Kitchen/Breakfast Room

Comprising a range of matching wall and base level hand built units to include two glass fronted display units. Belfast sink with granite worktop to include the drainer, seven ring range cooker with range sized extractor above, integral dishwasher, plumbing for a washing machine and space for an American style fridge freezer. Recently replaced gas boiler servicing the hot water and central heating system, ceramic tiled flooring, radiator, TV point, plaster cornice coving to a smooth ceiling, plus a part vaulted ceiling with two double glazed Velux skylights.

## Cellar

A multi functional room with a range of bespoke shelving and wine rack which could be used as a pantry, then leading into the main part of the cellar which consists of laminate flooring, radiator, smooth ceiling with recess lighting, electric socket installed ready for a projector to be installed and screened onto the eastern wall. Double glazed window to rear on the staircase.

## First Floor Landing

Galleried style landing with radiator, double glazed window to the rear, door into a storage cupboard (with shelving), further door into the airing cupboard which houses the pressurised water tank and slatted shelving, plaster cornice coving to a smooth ceiling with a mains fed smoke alarm and loft access to a part boarded, loft space with part full head height and previous (now expired) planning permission for conversion to two double bedrooms and 'Jack & Jill' bathroom'. Doors off onto bedrooms and bathroom.

## Bedroom One

Radiator, TV point, laminate flooring, plaster cornice coving to a smooth ceiling with ceiling centre rose, double glazed sash window to the front and door through to an en-suite.

## En-Suite

Being fully tiled to all walls excluding the shower cubicle which is paneled. There is a four piece suite to include a shower cubicle with mains fed shower, rainfall head and detachable hose, his and hers wash hand basins with taps over, plus a WC. Shaver mirror with shaver point and light, heated towel rail, laminate flooring, plaster cornice coving to a smooth ceiling with an extractor and patterned double glazed window to the rear.

## Bedroom Two

Radiator, laminate flooring, plaster cornice coving to a smooth ceiling with a ceiling centre rose, double glazed sash window to the front.

## Bedroom Three

Radiator, laminate flooring, plaster cornice coving to a smooth ceiling with ceiling centre rose and double glazed window to the rear.

## Bedroom Four

Radiator, laminate flooring, plaster cornice coving to a smooth ceiling and double glazed sash window to the front.

## Bathroom

Being fully tiled and comprising a three piece Victorian style suite to include roll top bath with mixer tap over, mains fed shower fitted with rainfall head and detachable hose, a wash hand basin with taps over and a WC. Heated towel rail, shaver light and mirror, plaster cornice coving to a smooth ceiling, extractor and a patterned double glazed window to the rear.

## Outside

To the front of the property there is side access which leads to a block paved driveway which provides off road parking and the double garage. Sensor security light and gated access to the rear garden.

A paved ornamental rear garden with mature and established planted side borders. Timber built shed, outside tap, further sensor security lights and the garden is surrounded by a brick wall.

## Double Garage

Fitted with an up and over door. Power and lighting connected, electric car charging unit and staircase to a mezzanine level.









**Garage**



**Ground Floor**



**Cellar**



**First Floor**

**Total floor area 222.8 m<sup>2</sup> (2,398 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
PETERBOROUGH PE4 6NA

EPC Rating: D    Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WRN305731](http://connells.co.uk/Property/WRN305731)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WRN305731 - 0006