

1 PLOUGH COURT, CROWLAND, PETERBOROUGH, PE6 0FW



£375,000 OFFERS OVER

"Beautifully presented modern detached home"

- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- DINING ROOM
- 11' 2" x 22' 4" MAIN SITTING ROOM
- EN-SUITE TO BEDROOM ONE
- FEATURE LANDSCAPED GARDEN
- DRIVEWAY AND GARAGE
- VILLAGE LOCATION
- VIEWING IS HIGHLY RECOMMENDED
- EPC RATING B / COUNCIL TAX BAND - D



PROPERTY HIGHLIGHTS

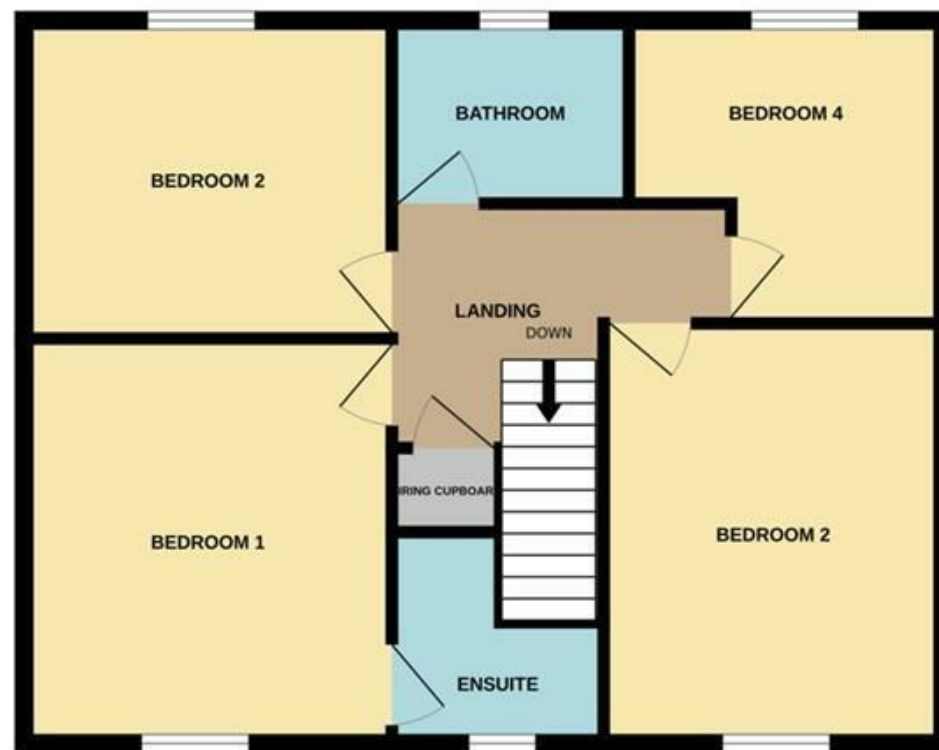
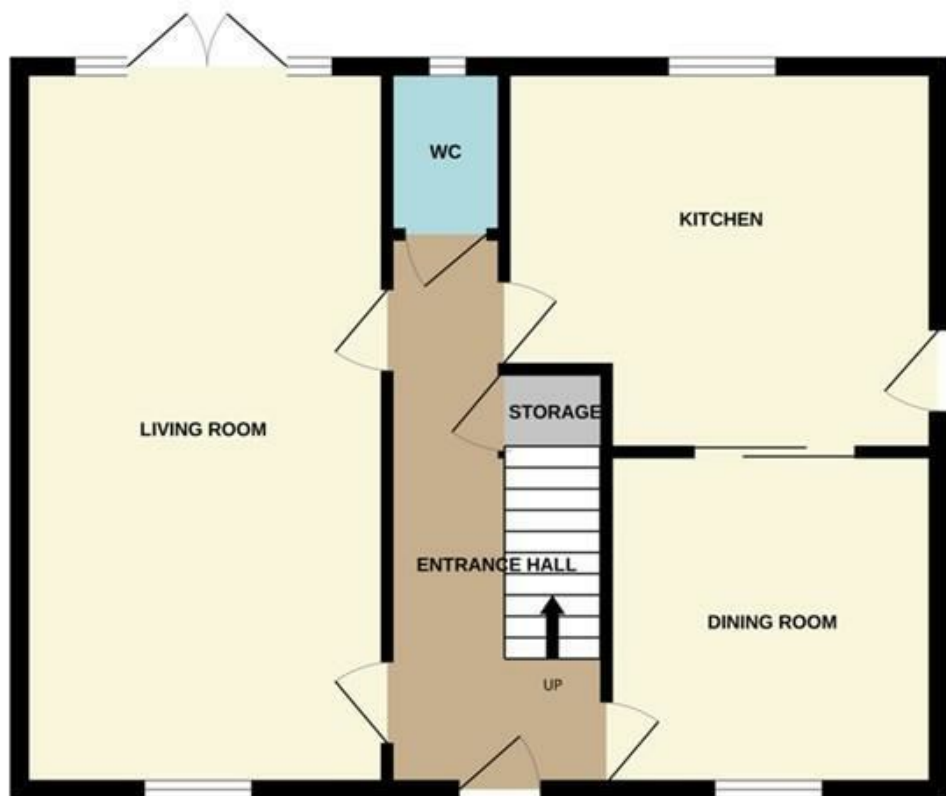
Discover this charming four-bedroom detached house in the Town of Crowland.

With parking to both the front and side of the property behind a gate, leading to the single garage, this property truly is the perfect family home. Step inside the entrance hall and you will find the living room and dining room located either side. Both spacious and ideal entertaining spaces. Just off the dining room, you will find the kitchen area, and there is also a cloakroom to the back of the entrance hall.

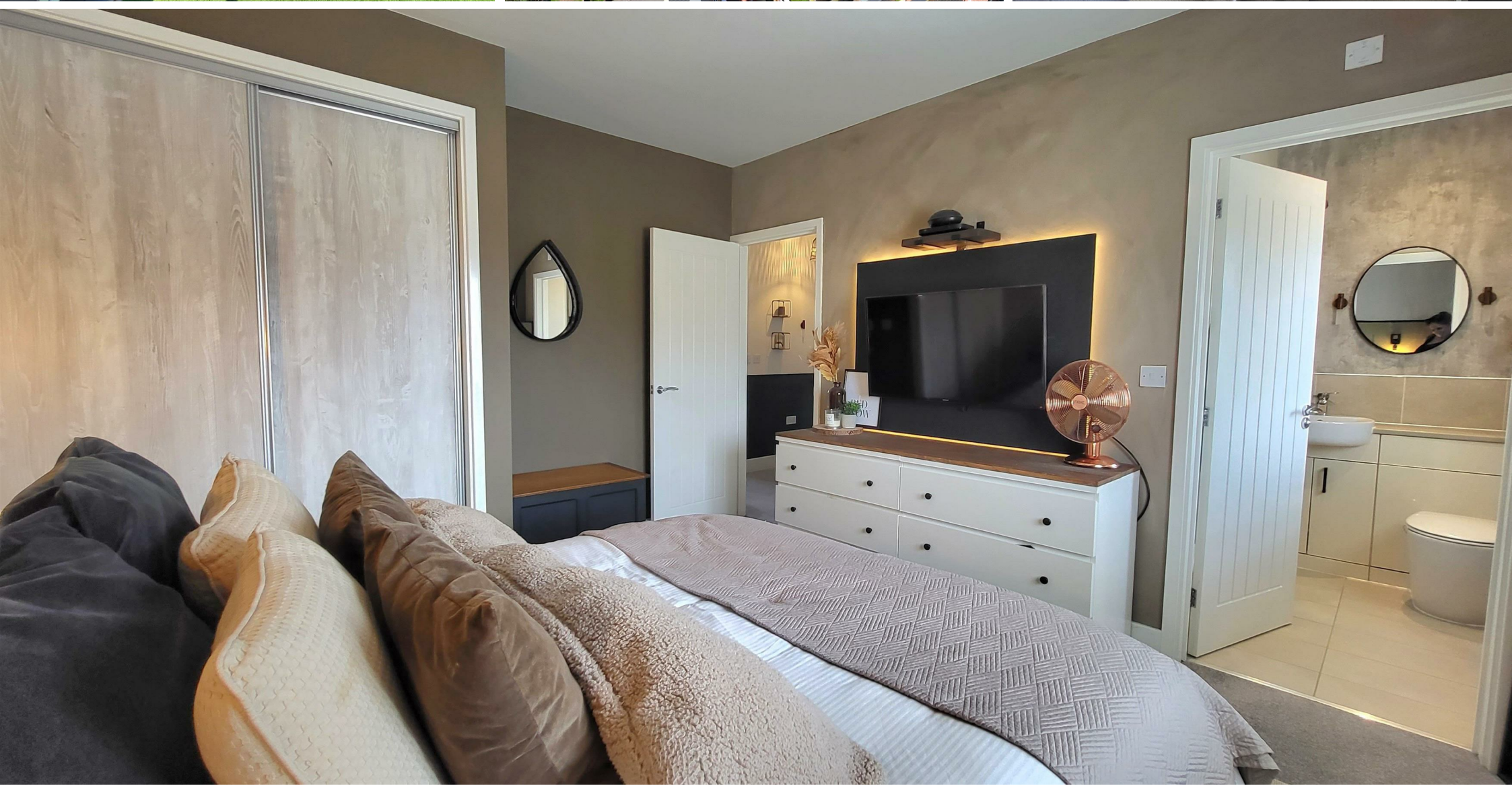
Upstairs, you will find four well-proportioned bedrooms. Bedroom one includes the convenience of an en-suite bathroom, and there is also a family bathroom located on the first floor.

🛏 4 Bedrooms 🚿 2 Bathroom 🪑 2 Reception

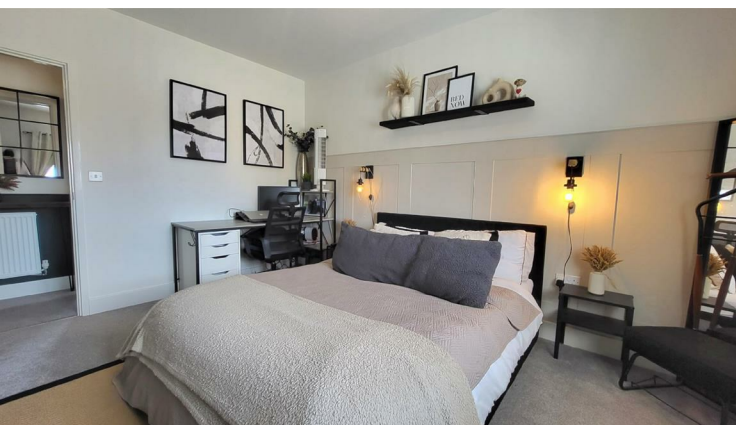














SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30409550

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

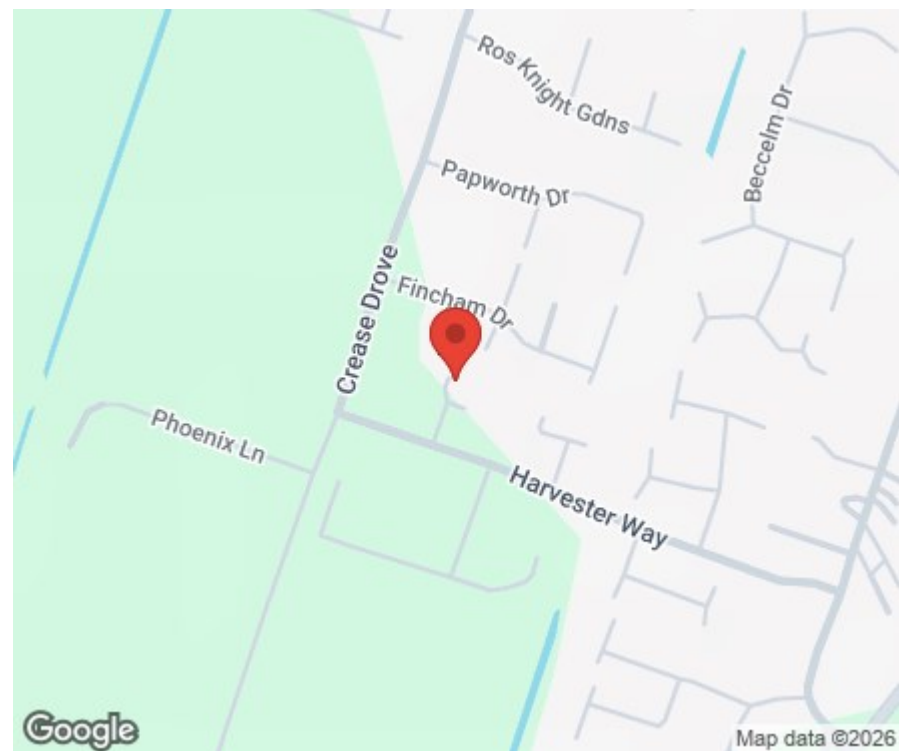
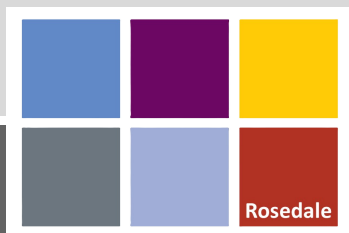
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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