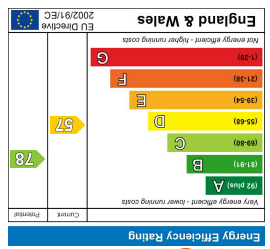


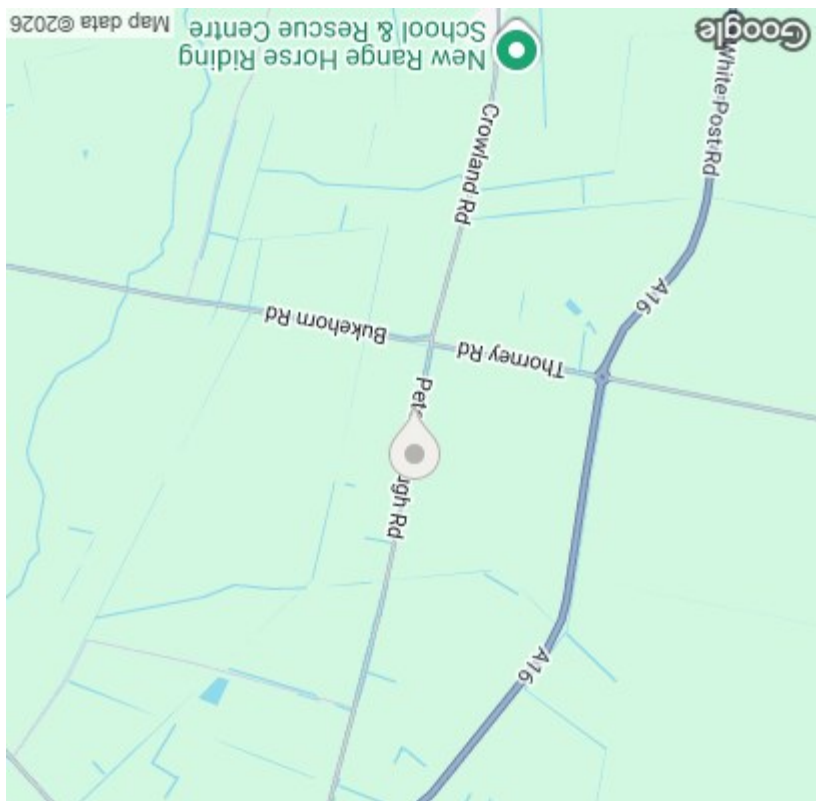
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 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 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



Peterborough Road
Crowland, Peterborough, PE6 0AD

£270,000 - Freehold , Tax Band - B



Peterborough Road

Crowland, Peterborough, PE6 0AD

A charming semi-detached home enjoying a peaceful semi-rural setting with open field views, ideally located on Peterborough Road, just three miles east of both Crowland and Newborough. Offering spacious accommodation including three bedrooms, a lounge with log burner, kitchen/diner, conservatory and a generous rear garden, this attractive property combines countryside living with convenient access to local amenities and the highly regarded Arthur Mellows School catchment area. An ideal home for families and first-time buyers alike.

Enjoying a delightful semi-rural setting with open field views, this attractive semi-detached home is perfectly positioned on Peterborough Road, just three miles east of both Crowland and Newborough. Offering the best of countryside living while remaining within easy reach of local amenities, the property also falls within Newborough Parish council and therefore falls within the highly regarded Arthur Mellows School catchment area, making it an excellent choice for families. The welcoming entrance leads into a cosy lounge featuring a charming log burner, creating a warm and inviting space to relax. To the rear, the impressive kitchen/diner provides a generous open-plan area, ideal for everyday family life and entertaining, while the spacious conservatory enjoys pleasant views over the rear garden and surrounding Lincolnshire countryside, offering a versatile additional reception space throughout the year. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for growing families or those looking for extra space. Outside, the property benefits from off-road parking to the front, while the generous rear garden provides a private outdoor retreat with plenty of space for children, gardening or entertaining. Combining a peaceful semi-rural lifestyle with excellent accessibility, this well-presented home enjoys a sought-after location surrounded by open countryside, yet remains just a short drive from the historic market town of Crowland and the popular village of Newborough, both offering a range of everyday amenities. Early viewing is highly recommended to appreciate the spacious accommodation, attractive setting and wonderful rural outlook this property has to offer.

Entrance Hall
1.10 x 1.57 (3'7" x 5'1")

Living Room
4.83 x 3.19 (15'10" x 10'5")

Conservatory
2.53 x 4.94 (8'3" x 16'2")

Kitchen
2.58 x 4.72 (8'5" x 15'5")

Diner
2.73 x 3.70 (8'11" x 12'1")

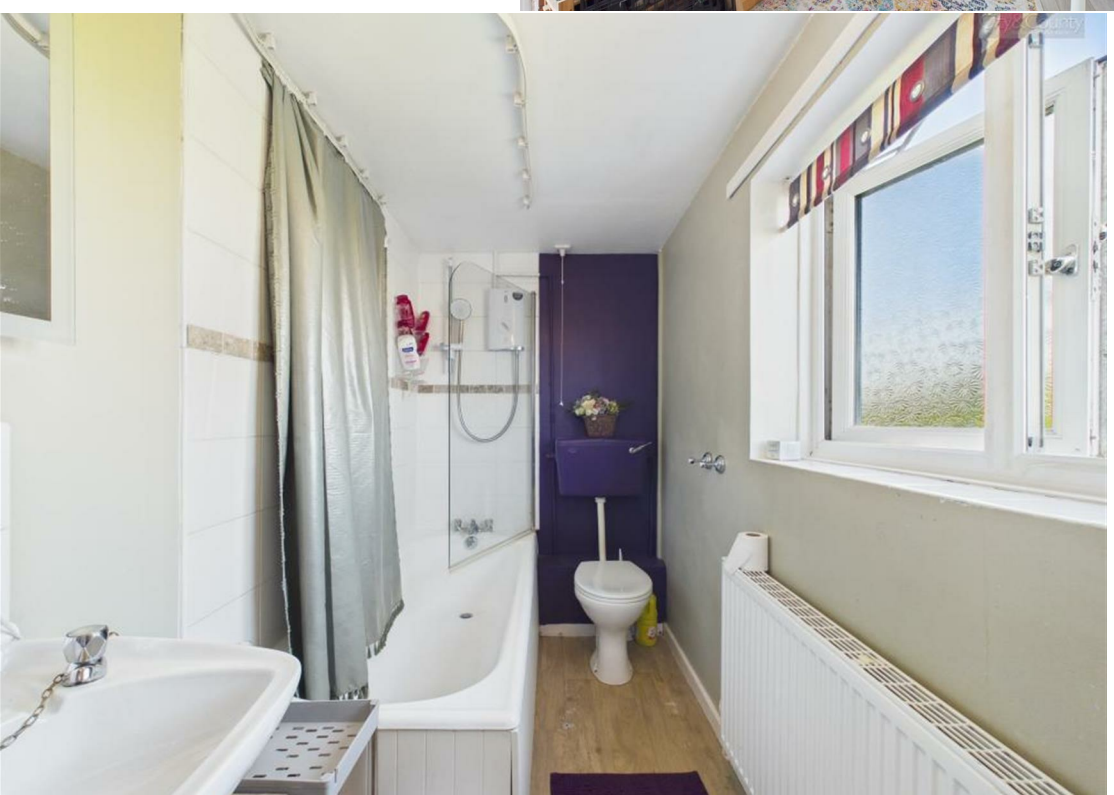
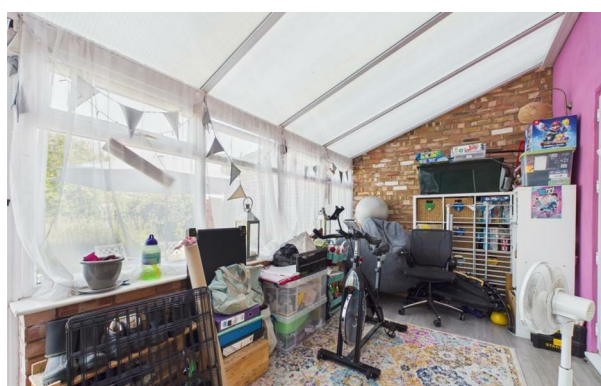
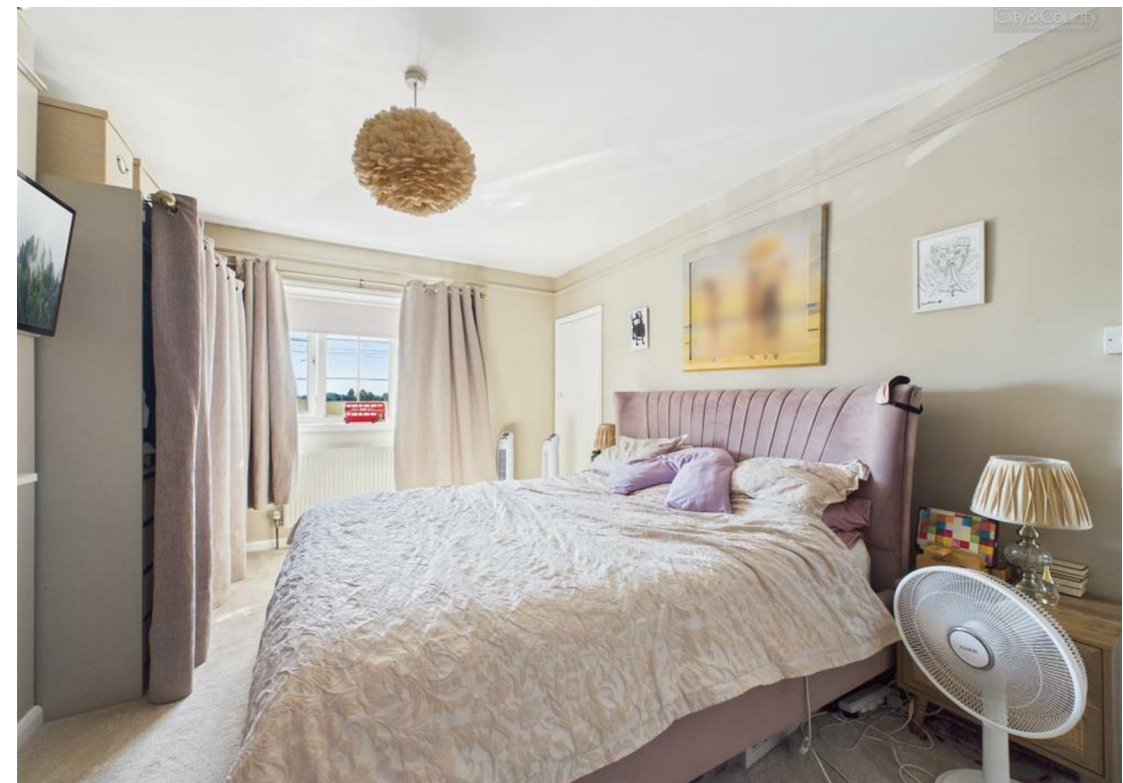
Landing
1.37 x 1.92 (4'5" x 6'3")

Master Bedroom
4.83 x 3.13 (15'10" x 10'3")

Bathroom
1.43 x 3.50 (4'8" x 11'5")

Bedroom Two
2.71 x 3.72 (8'10" x 12'2")

Bedroom Three
2.66 x 2.69 (8'8" x 8'9")



EPC - D
57/78

Tenure - Freehold

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: Yes
 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: Not Known
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Septic Tank (Shared With Neighbour)
 Heating: Oil
 Internet connection: Fixed Wireless
 Internet Speed: up to 5500Mbps
 Mobile Coverage: TBC

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.

