

Discriminatory Information: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to the validity of any statement 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 documents relating to ownership of the property. You may FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selection/licensing/>

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selection/licensing/>

Areas of coverage of fixtures or fittings, service details 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.

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Croxalland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Leofric Close

Croxalland, Peterborough, PE6 0NN

Guide Price £400,000 - Freehold , Tax Band - D



# Leofric Close

Crowland, Peterborough, PE6 0NN

\*\*\* Guide Price £400,000 - £425,000 \*\*\*

Immaculate Crowland home with four bedrooms, three reception rooms, and a stylish 2024 garden room extension opening onto the rear garden. Features include a quality kitchen with quartz work surfaces, lounge with limestone fireplace, study with full fibre connectivity, and a downstairs shower room. Outside, enjoy a double garage, double-width driveway, Indian sandstone patio plus double gated access to the rear garden. The property has very close access to Crowland's Snowden Field. Modern finishes, smart technology, and versatile living make this a rare family opportunity.

Situated on a desirable corner plot on a small cul de-sac this beautifully presented and extended detached family home enjoys a peaceful setting in the heart of the popular Lincolnshire market town of Crowland, close to the famous medieval Abbey, parkland, shops, and amenities. The property offers versatile accommodation, beginning with a welcoming reception hallway with a premium Solidor composite front door, Amtico design flooring, and Nest thermostat. The ground floor features three reception rooms, including a dedicated study with full fibre connectivity, a spacious lounge centred around a limestone fireplace with remote-control gas fire, a downstairs shower room, and a high-quality kitchen with quartz worktops, integrated appliances, and a separate utility room. A stunning garden room extension completed in 2024 floods the space with natural light and opens onto the garden via aluminium bi-fold doors, ideal for modern family living and entertaining. Upstairs, four spacious bedrooms are complemented by a well-appointed family bathroom offering excellent flexibility for family life and guests. Externally, the home benefits from a double-width driveway leading to a double garage with electric doors. The enclosed rear garden includes an Indian sandstone patio, new fencing installed in 2024, and gated side and rear access. The corner plot also provides direct access to nearby green space and walking routes at Snowden Field. Combining modern finishes, smart technology, generous living space, and a prime location, this immaculate home represents an exceptional opportunity in one of Crowland's most desirable residential areas.

**Entrance Hall**  
2.21 x 4.47 (7'3" x 14'7")

**Lounge**  
6.61 x 3.63 (21'8" x 11'10")

**Garden Room**  
4.13 x 3.90 (13'6" x 12'9")

**Study**  
2.64 x 2.09 (8'7" x 6'10")

**Kitchen**  
4.23 x 3.49 (13'10" x 11'5")

**Dining Room**  
4.24 x 3.43 (13'10" x 11'3")

**Hallway**  
1.02 x 2.32 (3'4" x 7'7")

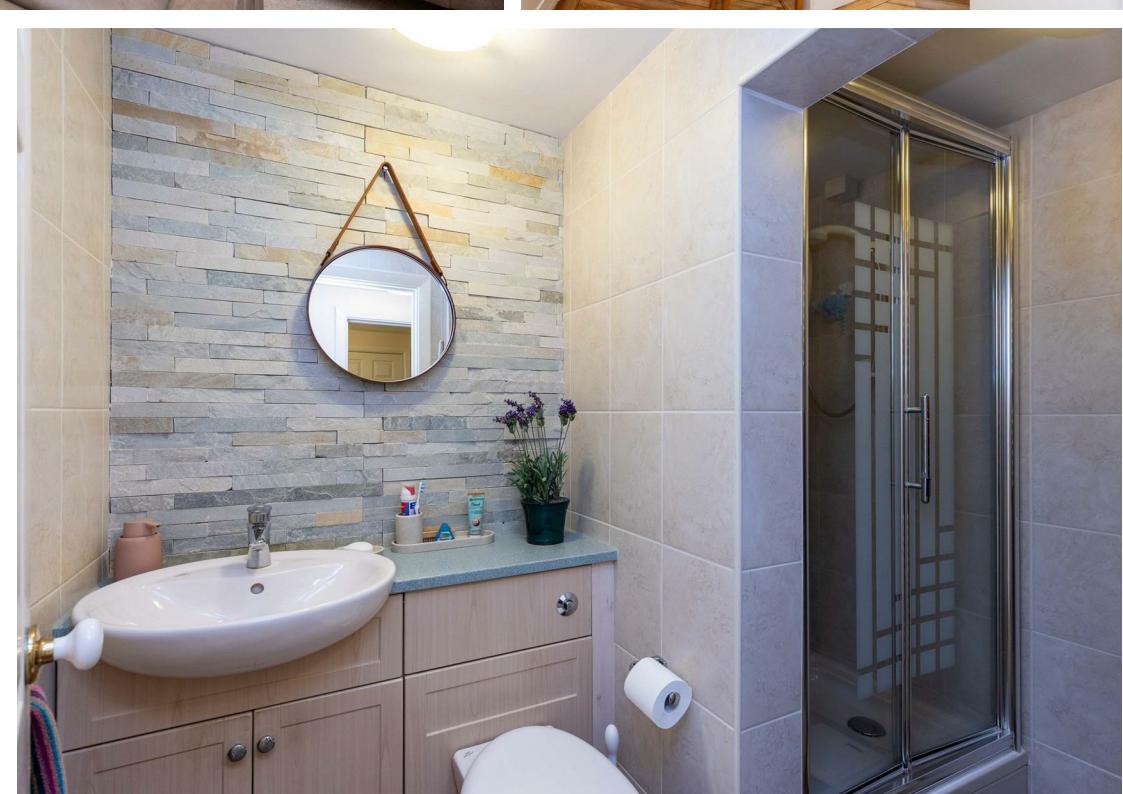
**Shower Room**  
1.47 x 1.16 (4'9" x 3'9")

**Utility Room**  
1.88 x 2.34 (6'2" x 7'8")

**Storage Room**  
2.84 x 2.46 (9'3" x 8'0")

**Landing**  
3.20 x 4.49 (10'5" x 14'8")

**Master Bedroom**  
4.30 x 3.53 (14'1" x 11'6")



**Bathroom**  
2.22 x 2.38 (7'3" x 7'9")

**Bedroom Two**  
4.27 x 3.63 (14'0" x 11'10")

**Bedroom Three**  
3.28 x 3.43 (10'9" x 11'3")

**Bedroom Four**  
2.24 x 3.61 (7'4" x 11'10")

**Garage**  
5.31 x 2.44 (17'5" x 8'0")

**EPC-C**

72/79

**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: 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: No  
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 1000Mbps  
Mobile Coverage: EE - Great, Three - 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.

