



BRADLEY JAMES

ESTATE AGENTS



## Plot 51 The Chester, Crowland, PE6 0BA

Asking price £545,000

- No chain
- Two en-suites
- Double garage
- Cul-de-sac
- Located in a historic village
- Five bedrooms
- Two reception rooms plus a kitchen diner
- Choice of kitchen
- Ready to move into for July 2026
- Peterborough train station and A1 20-25 minute drive away

# Plot 51 The Chester, Crowland PE6 0BA

Call Bradley James Estate Agents to book your viewing.

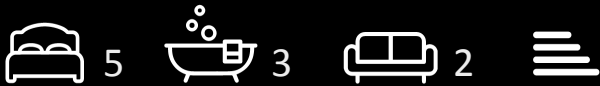
Welcome to Plot 51 The Chester, a stunning executive home nestled in the charming village of Crowland. This impressive property boasts five spacious bedrooms and three well-appointed bathrooms, providing ample space for families or those who enjoy entertaining. With over 2200 square feet of living space, this house offers a perfect blend of comfort and style.

Situated on a private cul-de-sac, the home features an integral double garage and off-road parking, ensuring convenience for you and your guests. The good-sized garden presents an ideal setting for outdoor activities or simply enjoying the fresh air. One of the unique aspects of this property is the opportunity to personalise your home with a selection of flooring, kitchen designs, and multi-panel boards, all included in the purchase price.

The management company at Elderwood is dedicated to maintaining the estate's landscaping and open spaces, allowing you to enjoy a well-kept environment without the hassle. The annual charge for this service, commencing in April 2026, is set at £374.93 and will be reviewed each year.

Crowland is a village steeped in history, offering a rich cultural backdrop for your new home. You will find yourself within walking distance of excellent local amenities, including shops, pubs, and both primary and secondary schools. For those commuting, the property enjoys great road links to Peterborough, with the train station just a 20-minute drive away and the A1 accessible within 25 minutes.

This remarkable home is available for you to move in within 12 weeks, making it an excellent opportunity to become part of this vibrant community. Don't miss your chance to own a piece of Crowland's history in this beautiful, spacious residence.



Council Tax Band: New Build



### Downstairs

Lounge- 6.9m x 3.8m

Dining room- 4.4m x 3.0m

WC-1.2m x 2.7m

Utility-3.1m x 2.3m

Kitchen- 4.4m x 5.0m

### Upstairs

Bed 1- 4.4m x 5.1m

Ensuite 1-1.7m x 3.2m

Bed 2- 4.0m x 3.9m

Bathroom- 3.3m x 1.8m

Bed 3-4.4m x 3.0m

Bed 4-4.4m x 2.9m

Bed 5-2.8m x 3.7m







## Viewings

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

## EPC Rating:

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