

Rosedale

12 BARBERS DROVE SOUTH, CROWLAND, PE6 0EY



£275,000 OFFERS IN EXCESS OF

"The accommodation offers generous living space and well-proportioned bedrooms"

- TWO DOUBLE BEDROOMS
- BUNGALOW
- UTILITY ROOM
- LOUNGE WITH LOG BURNER
- GARAGE AND OFF ROAD PARKING
- VILLAGE LOCATION
- LANDSCAPED GARDEN
- FAMILY BATHROOM
- DETACHED
- COUNCIL TAX BAND C / EPC ENERGY RATING E



PROPERTY HIGHLIGHTS

Situated in the charming rural village of Crowland, this detached bungalow has convenient access to both Peterborough and Spalding.

The accommodation offers generous living space and well-proportioned bedrooms. The property comprises a nearly 27ft lounge/diner with feature log burner, a fitted kitchen, separate utility room, two double bedrooms, a bathroom, and an additional shower room.

Outside, there are front and rear gardens, driveway parking, and a detached single garage, with the rear garden including a pond, decked patio, summerhouse, and shed.

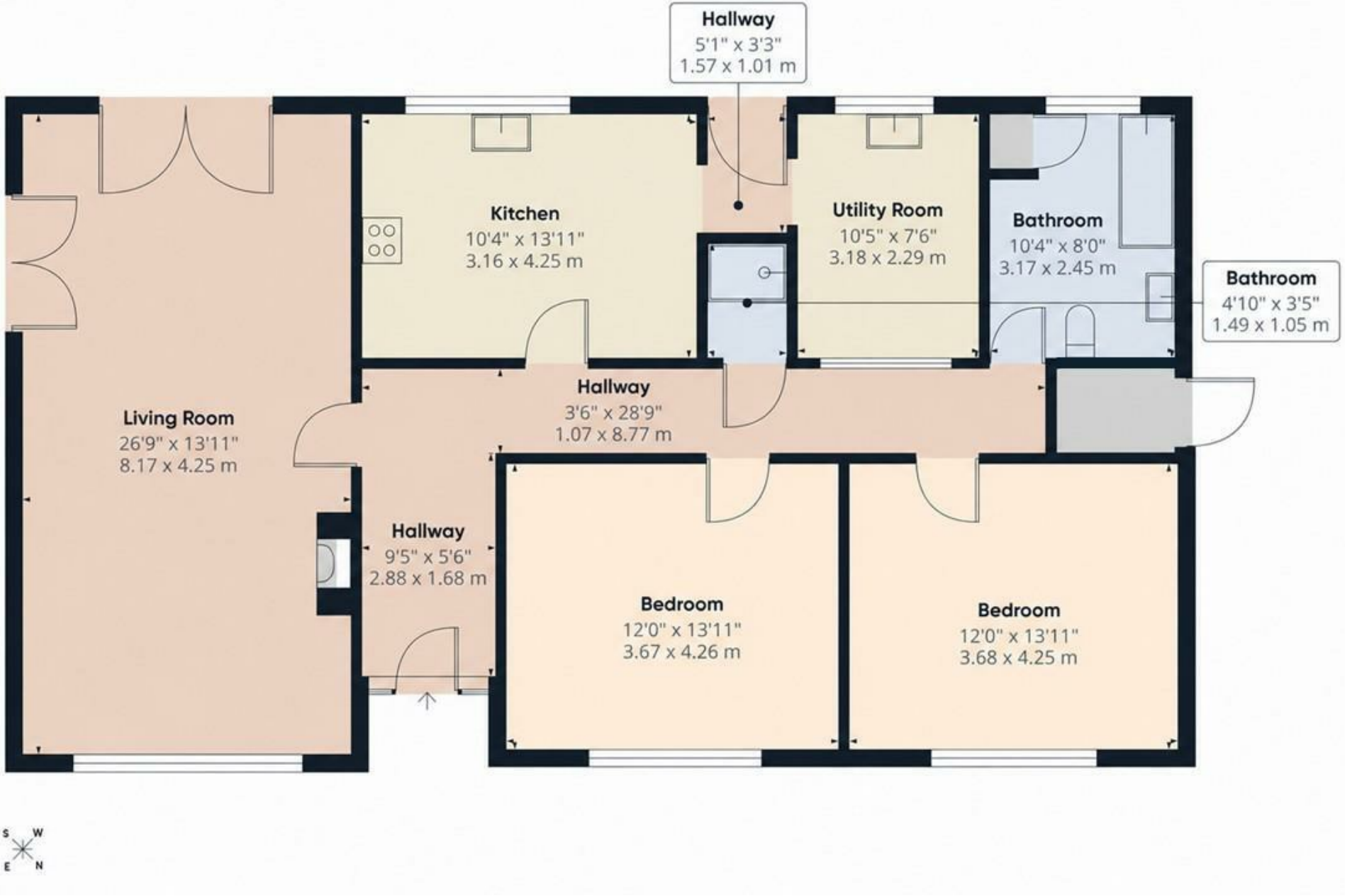
Available with no forward chain, this property provides an excellent opportunity to enjoy a peaceful setting with convenient access to local amenities.

2 Bedrooms 2 Bathroom 1 Reception








Hallway
5'1" x 3'3"
1.57 x 1.01 m
Kitchen
10'4" x 13'11"
3.16 x 4.25 m
Utility Room
10'5" x 7'6"
3.18 x 2.29 m
Bathroom
10'4" x 8'0"
3.17 x 2.45 m
Bathroom
4'10" x 3'5"
1.49 x 1.05 m
Living Room
26'9" x 13'11"
8.17 x 4.25 m
Hallway
3'6" x 28'9"
1.07 x 8.77 m
Hallway
9'5" x 5'6"
2.88 x 1.68 m
Bedroom
12'0" x 13'11"
3.67 x 4.26 m
Bedroom
12'0" x 13'11"
3.68 x 4.25 m
S
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N







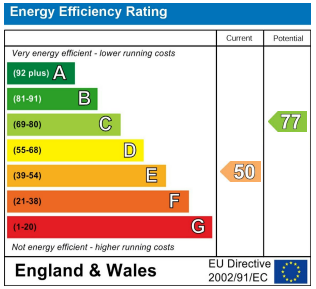


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29437640

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





Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

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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