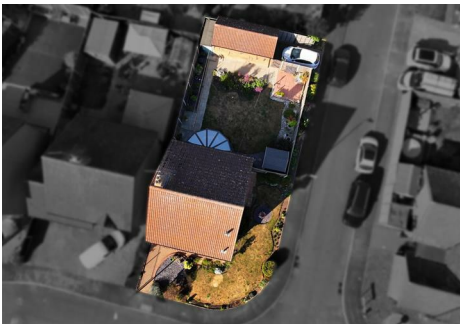




BRADLEY JAMES

ESTATE AGENTS



5 Harrington Drive, Crowland, Peterborough, PE6 0AT

Asking price £255,000

- Corner plot
- Cul-De-Sac
- Larger than average lounge
- Two reception rooms
- Modern bathroom suite
- Off road parking and single garage to the rear
- Modern kitchen breakfast
- Conservatory
- Three generous bedrooms
- 20-25 minute drive from Peterborough train station

Bradley James welcomes you to the tranquil cul-de-sac on Harrington Drive, Crowland. This delightful detached family home offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a contemporary kitchen breakfast area from the side porch, featuring a charming box bay window that fills the space with natural light. The entrance hall leads you to a generously sized lounge, ideal for family gatherings, which seamlessly flows into a second reception room—the conservatory. This lovely space provides picturesque views of the beautifully landscaped rear garden, making it a perfect spot for relaxation.

The first floor boasts three spacious bedrooms, each designed to provide a peaceful retreat, along with a modern, immaculately presented bathroom suite. The property is situated on a corner plot, enhancing its appeal and providing ample outdoor space. Off-road parking for two is available at the rear, leading to a single garage, while side gated access allows for easy entry to the beautiful garden.

Conveniently located, this home is within walking distance and a short drive to Crowland's fantastic village amenities, including a Co-op shop, various convenience stores, inviting pubs, takeaways, and the historic Crowland Abbey. Families will appreciate the proximity to local schools and the abundance of countryside walks right on your doorstep.

For those commuting, the property offers excellent road links to the A16, connecting you to Spalding in just 20 minutes and Peterborough in 15-20 minutes. Peterborough's train station provides easy access to numerous destinations across the UK, while the A1 is a mere 25-minute drive away. This charming home is not just a property; it is a lifestyle waiting to be embraced.

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Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, power points, radiator and under stairs storage cupboard.

Lounge

19'6 x 11'8

Double aspect with a UPVC double glazed box bay window to the side and UPVC double glazed French doors onto the conservatory, radiator, power points and TV points.

Conservatory

13'4 x 8'0

UPVC construction with a UPVC double glazed door to the side, radiator and power point.

Kitchen Diner

14'7 x 13'1

UPVC double glazed box bay window to the front, UPVC obscured double glazed door to the side going onto the side porch, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric double oven and grill with an electric hob extractor over, integrated dishwasher, space and point for fridge freezer, vertical wall mounted radiator, tiled floor, tiled splashback and power points.

Side Porch

7'8 x 2'6

UPVC obscured double glazed door to the front area, UPVC double glazed windows to the side, wall lights and a UPVC double glazed door into the kitchen diner.

Landing

UPVC double glazed window to the side, power point and loft hatch.

Bedroom 2

11'8 x 11'1

UPVC double glazed window to the rear, radiator and power points.

Bedroom 1

12'4 x 10'6

UPVC double glazed window to the front, radiator and power points.

Bedroom 3

8'3 x 8'2

UPVC double glazed window to the side, radiator and power points.

Bathroom

UPVC obscured double glazed window to the front, WC with push button flush, vanity wash hand basin with mixer taps over, P shaped panel bath with corner mounted mixer taps and a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel, airing cupboard with hot water tank, shower pump and Viessmann boiler.

Outside

To the front has been landscaped by the current vendor, there's a laid to lawn area, bespoke metal railings, block paved pavement to the front door, inset slate chipping with shrub and flower borders. It is laid to lawn to the side garden with flower beds and rear gated access to the landscaped rear garden which is enclosed by panel fencing. It is predominantly laid to lawn, has a raised patio seating area, shed and well established flower and shrub borders. There's off-road parking to the rear which leads to the detached single garage.







Viewings

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

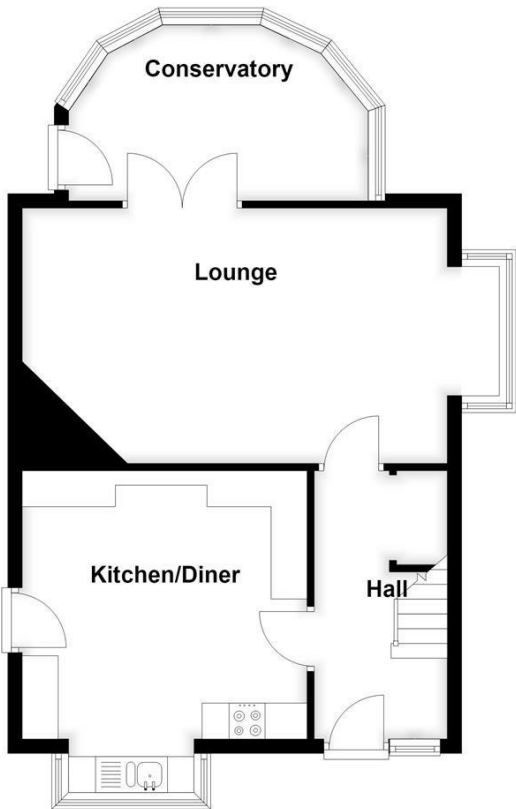
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

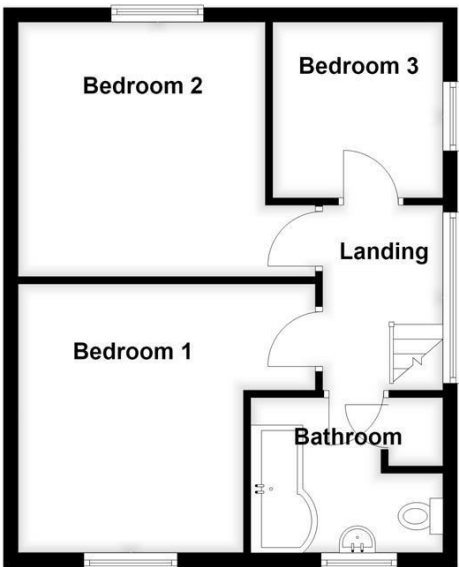
Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)