



## 2A PETERBOROUGH ROAD

PETERBOROUGH, PE6 0BA

**£299,995**  
FREEHOLD

This beautifully updated two-bedroom detached bungalow on the sought-after Peterborough Road in Crowland offers spacious single-level living with no forward chain. Featuring a generous 27ft open-plan living/dining room with characterful beams, a modern refitted kitchen/breakfast room, a bright conservatory, and two well-proportioned double bedrooms, the home provides comfort and versatility throughout. A contemporary three-piece bathroom and additional pantry/store room add further practicality. Set on a substantial wrap-around plot with mature gardens, ample off-road parking, a carport, and a single garage, the property offers excellent outdoor potential. Ideally located within walking distance of local amenities and Crowland's historic Abbey, this charming bungalow blends modern convenience with peaceful semi-rural living—early viewing is recommended.



# 2A PETERBOROUGH ROAD

- Detached two-bedroom bungalow in prime Crowland location
- Sold with no onward chain
- Spacious 27ft open-plan living/dining room
- Modern refitted kitchen/breakfast room
- Light-filled conservatory
- Two generous double bedrooms
- Stylish modern bathroom
- Large wrap-around mature gardens
- Ample parking, carport & garage
- Close to shops, cafés and Crowland Abbey



## Full Property Description

### Full Property Description

Located on the sought-after Peterborough Road in the charming market town of Crowland, this beautifully presented two-bedroom detached bungalow offers spacious, single-level living with an impressive plot and no forward chain. The home has been tastefully updated throughout and combines modern comfort with traditional character, making it an ideal choice for downsizers, couples, or anyone seeking a peaceful yet well-connected location.

A welcoming entrance hall leads into the heart of the home, where generous living spaces, bright interiors, and extensive gardens create a wonderful sense of comfort and versatility. With mature wrap-around gardens, ample parking, a garage, and easy access to local amenities, this delightful bungalow is superbly positioned to enjoy all that Crowland has to offer.

### Room Descriptions

Entrance Hall – 15'7" x 3'8" (4.77m x 1.13m)

A spacious and bright hallway providing access to all principal rooms. Neutral décor and generous width make for a warm and inviting welcome.

Living/Dining Room – 28'1" x 11'2" (8.56m x 3.40m)

A standout feature of the home, this 27ft open-plan living and dining space offers exceptional versatility. Attractive beamed ceilings add charm, while large windows allow light to flood in, creating a warm atmosphere perfect for relaxing or entertaining.

Kitchen/Breakfast Room – 18'5" x 16'1" (5.61m x 4.90m)

Beautifully refitted with a modern range of units, generous work surfaces, and space for appliances. The kitchen comfortably accommodates a breakfast table and serves as a sociable and

functional hub for the home. A door leads directly into the conservatory and garden.

Conservatory – 10'7" x 6'3" (3.23m x 1.91m)

A bright, glass-fronted space ideal for enjoying views of the garden throughout the year. Perfect as a reading nook, plant room, or peaceful retreat.

Master Bedroom – 15'2" x 12'6" (4.57m x 3.66m)

A generous double bedroom with ample floor space for wardrobes and bedroom furniture. Large windows provide pleasant natural light and views over the garden.

Bedroom Two – 12'3" x 11'9" (3.73m x 3.58m)

Another well-sized double bedroom offering excellent versatility—ideal as a guest room, office, or hobby space.

Bathroom – Three-piece suite; 6'6" x 11'8" (2.00m x 3.57m)

Stylishly finished with tiled walls and fitted with a modern three-piece suite including a shower-over-bath, wash basin, and WC. Bright, contemporary, and practical.

Pantry/Storeroom – 4'6" x 4'1" (1.37m x 1.24m)

A convenient additional storage space located off the kitchen—perfect for pantry items, cleaning supplies, or everyday essentials.

### Outside Gardens

The property sits within a substantial wrap-around plot. Mature gardens to both front and rear offer a tranquil and private outdoor environment, with plenty of scope for landscaping, vegetable beds, entertaining areas, or simply enjoying the peace and quiet.

### Parking & Garage

A large gravelled driveway provides ample off-road parking, leading to a carport and single garage offering further storage or workshop potential.

### Key Information

Tenure: Freehold

EPC Rating: D (66/82)

No forward chain

Convenient pedestrian access to local shops, cafés, schools, and Crowland Abbey

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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