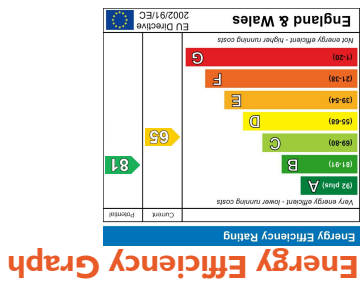


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



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

Viewing



Area Map



Floor Plan



Ambury Gardens

Crowland, Peterborough, PE6 0ET

Guide Price £410,000 - Freehold , Tax Band - C



Ambury Gardens

Crowland, Peterborough, PE6 0ET

*** Guide Price £410,000 - £420,000 ***

A beautifully extended and remodelled detached family home, set on a generous corner plot within the heart of the popular market town of Crowland. Offering spacious and versatile accommodation, the property features three double bedrooms, two en-suites, and excellent living space ideal for modern family life. Wrap-around gardens, ample parking, and a double garage that complements the home, while the town centre, schools, shops and the historic Crowland Abbey are all within easy walking distance.

Set within the charming Lincolnshire market town of Crowland, this impressive detached home on Ambury Gardens seamlessly blends modern living with traditional character. Originally constructed in the 1970s, the property has since been thoughtfully extended and remodelled to create spacious, versatile accommodation ideally suited to family life or those seeking room to grow. The welcoming entrance hall leads to a convenient cloakroom and opens into the heart of the home: an impressive L-shaped kitchen diner with adjoining breakfast room, perfect for everyday living and entertaining alike. Double doors connect the kitchen to a generous living room featuring a charming fireplace, which in turn flows through to a bright garden room enjoying views over the garden. A separate utility room and pantry further enhance the practicality of the layout. To the first floor, a spacious landing provides access to three well-proportioned double bedrooms. The principal bedroom is a standout feature, offering a dedicated dressing area and a stylish ensuite shower room. A second bedroom also benefits from its own ensuite, while a contemporary family bathroom serves the remaining bedroom. Occupying a desirable corner plot, the property enjoys wrap-around gardens incorporating a greenhouse, pond feature and vegetable garden, ideal for keen gardeners. Gated side access leads to the front where a block-paved driveway provides off-road parking for up to four vehicles. The double garage, fitted with electric doors, adds further convenience, while a rear conservatory/potting area enhances the connection between indoor and outdoor living. Ideally positioned within walking distance of the historic Crowland Abbey and the town centre, the property is well served by local shops, schools and amenities. Combining generous living space with a picturesque setting, this is a wonderful opportunity to acquire a distinctive and well-appointed family home.

Entrance Hall
1.60 x 1.90 (5'2" x 6'2")

WC
1.16 x 1.03 (3'9" x 3'4")

Utility Room
2.90 x 2.96 (9'6" x 9'8")

Breakfast Room
3.39 x 2.58 (11'1" x 8'5")

Kitchen Diner
2.87 x 8.75 (9'4" x 28'8")

Living Room
3.29 x 4.81 (10'9" x 15'9")

Garden Room
3.45 x 3.61 (11'3" x 11'10")

Landing
4.10 x 0.98 (13'5" x 3'2")

Master Bedroom
3.35 x 4.80 (10'11" x 15'8")

En-Suite To Master Bedroom
0.89 x 1.66 (2'11" x 5'5")



WC To Master Bedroom
1.05 x 0.85 (3'5" x 2'9")

Dressing Room To Master Bedroom
2.21 x 3.61 (7'3" x 11'10")

Bedroom Two
2.90 x 2.58 (9'6" x 8'5")

Dressing Area To Bedroom Two
2.98 x 2.79 (9'9" x 9'1")

En-Suite To Bedroom Two
1.82 x 1.81 (5'11" x 5'11")

Bathroom
1.66 x 1.91 (5'5" x 6'3")

Bedroom Three
3.09 x 3.62 (10'1" x 11'10")

Dressing Room To Bedroom Three
2.85 x 2.76 (9'4" x 9'0")

Garage
4.95 x 4.85 (16'2" x 15'10")

Conservatory
2.26 x 2.72 (7'4" x 8'11")

EPC - D
65/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Stair Lift, Wheelchair Accessible, Wide Doorways
 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: Yes
 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, O2 - 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

