



19 Foreman Way, Peterborough, PE6 0DJ

Guide Price £345,000

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- Great flowing layout
- Extended detached house
- Four bedrooms
- En-suite to main bedroom
- Well presented internally
- Low maintenance rear garden
- Popular village location
- Within easy access of local schools and amenities
- No forward chain

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Spacious Four Bedroom Home for Sale in Crowland

Offered with no onward chain, this well-presented four-bedroom family home is situated in a popular residential area of Crowland. The property features a bright and welcoming conservatory to the rear, perfect for relaxing or entertaining, and a single garage providing convenient parking and storage.

Inside, the home offers generous accommodation throughout, including bedroom one with ensuite, three further good-sized bedrooms, a modern family bathroom, and comfortable living spaces ideal for family life.

Don't miss the opportunity to make this lovely property your new home.

Contact Ark for more information or to arrange a viewing.

Entrance Hall

Composite door to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Burglar alarm panel which also covers garage. NEST thermostat.

Lounge 16'0" x 10'9" (4.90m x 3.30m)



French doors to rear. Radiator. Feature gas fireplace with surround. Wood effect flooring. French doors to Conservatory.

Study 7'6" x 7'1" (2.31m x 2.16m)



UPVC window to front. Radiator. Wood effect flooring.

Kitchen/Dining Room 27'1" x 9'6" (8.27m x 2.90m)



UPVC window to front and rear. UPVC door and window to side. Vertical anthracite radiator. Radiator. LVT flooring. Matching base and eye level unit with work surfaces over. Tiled splash backs. Composite sink drainer with mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Built in electric oven. Four ring gas hob with extractor fan over.

Cloakroom



UPVC window to side. Toilet. Wash hand basin set in vanity unit with tiled splash back. Wood effect flooring. Radiator.

Conservatory 12'0" x 9'0" (3.68m x 2.76m)



Brick and UPVC construction. Glass roof. Ceiling fan. French doors leading to garden. Wood effect tiled flooring with underfloor heating.

First Floor Landing 7'3" x 12'2" (2.21m x 3.72m)

UPVC window to side. Loft access. Carpeted.

Bedroom 1 12'3" x 8'5" (3.74m x 2.58m)



UPVC window to rear. Radiator. Carpeted.

En-suite 5'6" x 6'3" (1.70m x 1.92m)



Corner shower cubicle with electric shower. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Heated towel rail. Extractor fan. Vinyl tiled flooring.

Bedroom 2 6'11" x 10'9" (2.12m x 3.30m)



UPVC window to rear. Radiator. Carpeted.
Dressing area: 2.52m x 1.66m

Bedroom 3 9'2" x 11'5" (2.81m x 3.50m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 11'0" x 9'3" (3.36m x 2.82m)



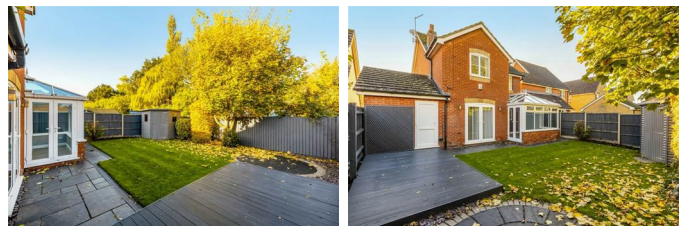
UPVC window to front. Radiator. Carpeted.

Bathroom 4'10" x 8'3" (1.48m x 2.52m)



P shaped bath with power shower over. Shower screen. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Heated towel rail. Extractor fan. Wood effect flooring.

Outside



The front of the property has a driveway leading to the garage. Lawn area with pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Timber decking area. Timber shed. Outside tap. Outside power socket.

Garage 18'4" x 8'6" (5.60m x 2.61m)

Remote access electric roller door and a rear door to the garden. Power and light connected.

Play Area



Private play area opposite that can only be used by residents of Foreman Way.

Property Postcode

For location purposes the postcode of this property is: PE6 0DJ

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: £100 per annum paid to Gatenotch Property Management Limited.

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D64

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

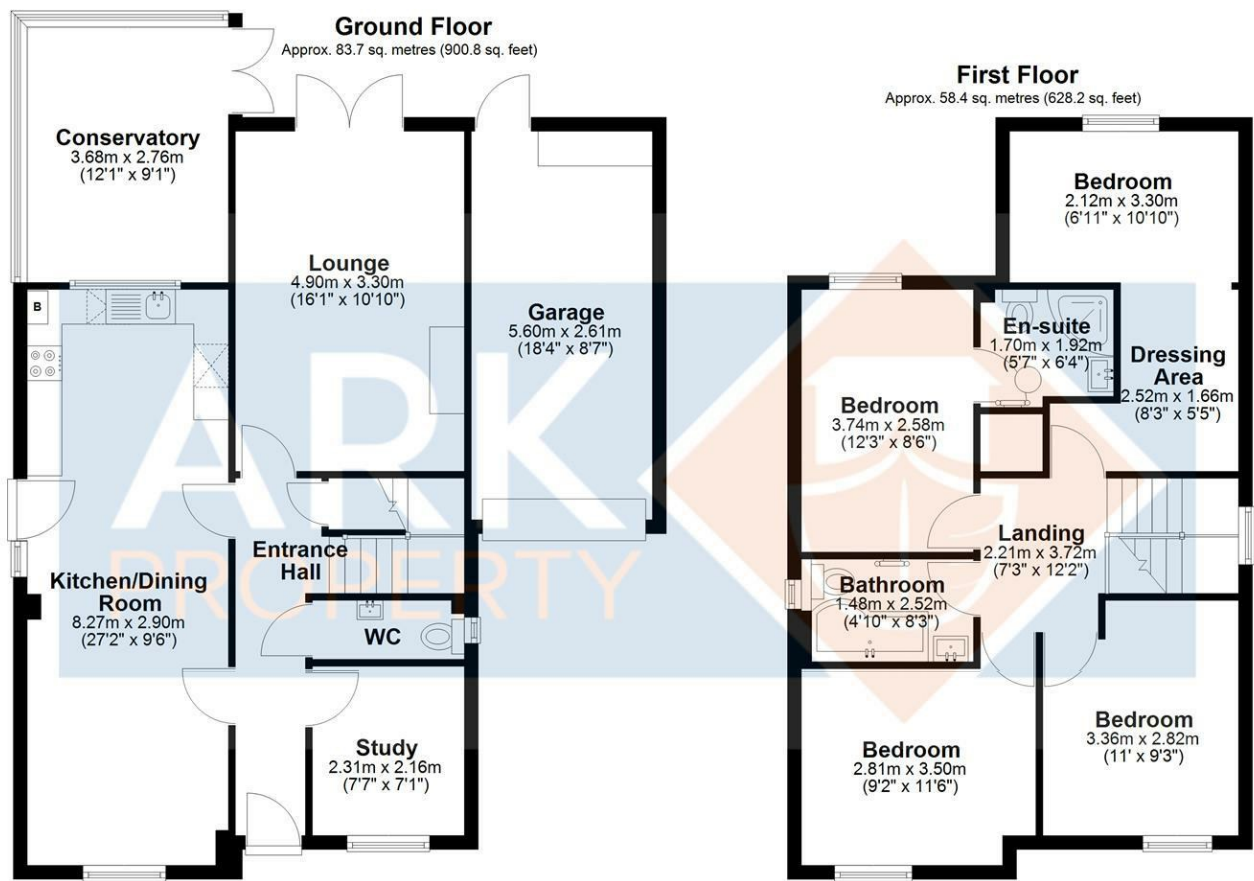
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Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



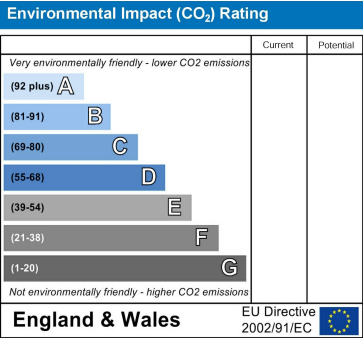
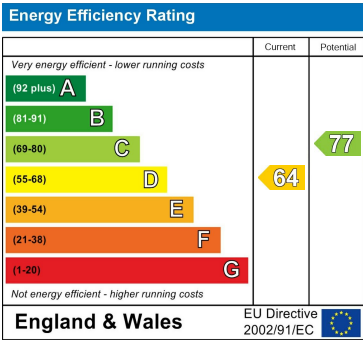
Total area: approx. 142.0 sq. metres (1529.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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