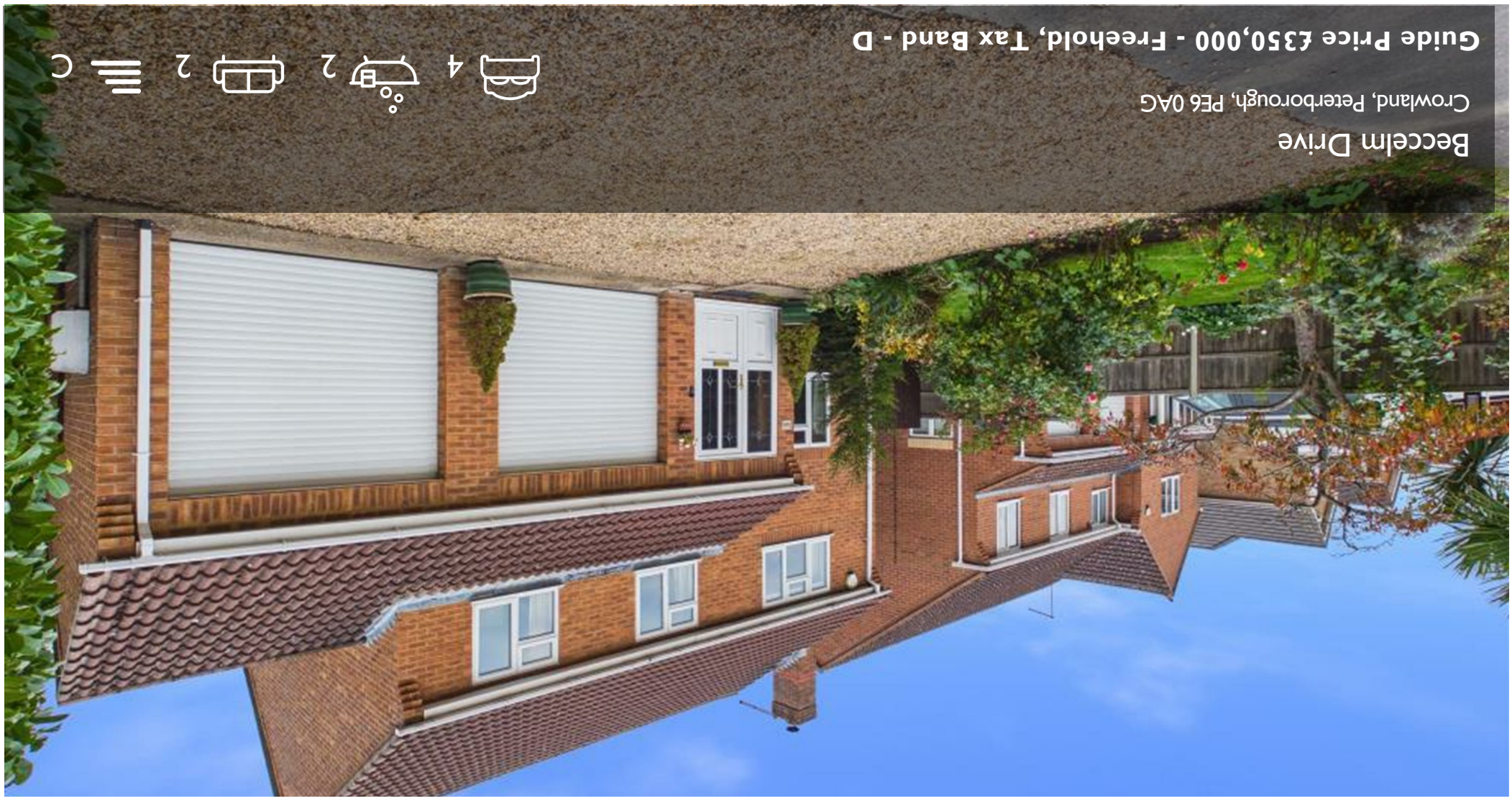


# Beccelm Drive

Crowland, Peterborough, PE6 0AG

**Guide Price £350,000 - Freehold, Tax Band - D**

4 2 2 C

## Floor Plan



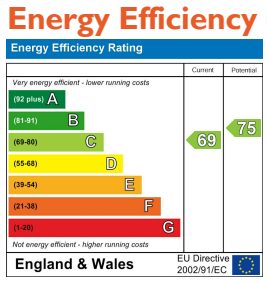

## Area Map




## Viewing

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.

## Energy Efficiency Graph




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, 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 guarantee. 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 licencing 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.

# Beccelm Drive

## Crowland, Peterborough, PE6 0AG

*** Guide Price £350,000 - £375,000 ***

This beautifully presented four bedroom detached house enjoys a great position on Beccelm Drive in the quiet market town of Crowland, between Peterborough and Spalding. Standing on a generous plot with mature front and rear gardens, the home has a newly fitted, high specification open plan kitchen diner with integrated appliances, a conservatory, a double garage, and two modern bathrooms, and is immaculate throughout.

Occupying a generous plot with mature gardens to both the front and rear, this beautifully presented detached house enjoys a enviable position on the popular Beccelm Drive in Crowland, a quiet market town nestled between Peterborough and Spalding. The accommodation begins with an entrance porch, which leads into a welcoming entrance hall with stairs rising to the first floor and doors giving access to the principal ground floor rooms. To the front of the property, the living room is a well-proportioned reception space with a window overlooking the front garden, while a convenient WC is also located off the hall. The real heart of the home is the newly fitted, high specification kitchen diner, which has been knocked through to create a fantastic open plan space that spans the full width of the house and is finished with luxurious integrated appliances, making it ideal for both everyday family life and entertaining. Double doors from the kitchen diner open into the conservatory, which in turn has French doors out to the rear garden, providing a wonderful additional living space and a seamless connection between the home and the outdoors. A door from the kitchen diner also gives access to the side of the property. Also on the ground floor is a double garage, offering excellent parking and storage. Upstairs, the landing leads to four bedrooms, starting with the master bedroom, which benefits from its own en-suite shower room, while bedrooms two, three and four are served by the family bathroom. Both the en-suite and the family bathroom are presented to a modern standard, and the property as a whole is immaculate throughout, making it a home that is ready to move straight into and enjoy.

**Entrance Porch**
1.65 x 1.45 (5'4" x 4'9")

**Entrance Hall**
1.89 x 4.61 (6'2" x 15'1")

**Living Room**
3.72 x 4.60 (12'2" x 15'1")

**WC**
2.61 x 1.04 (8'6" x 3'4")

**Kitchen Diner**
8.45 x 2.94 (27'8" x 9'7")

**Conservatory**
3.08 x 2.79 (10'1" x 9'1")

**Landing**
1.88 x 5.63 (6'2" x 18'5")

**Master Bedroom**
3.69 x 3.24 (12'1" x 10'7")

**En-Suite To Master Bedroom**
1.91 x 1.91 (6'3" x 6'3")

**Bedroom Two**
3.70 x 3.69 (12'1" x 12'1")

**Bedroom Three**
2.59 x 2.95 (8'5" x 9'8")

**Bathroom**
1.81 x 2.01 (5'11" x 6'7")

**Bedroom Four**
2.61 x 2.47 (8'6" x 8'1")

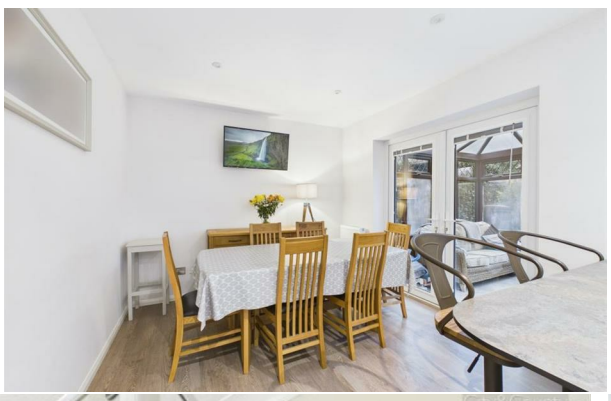


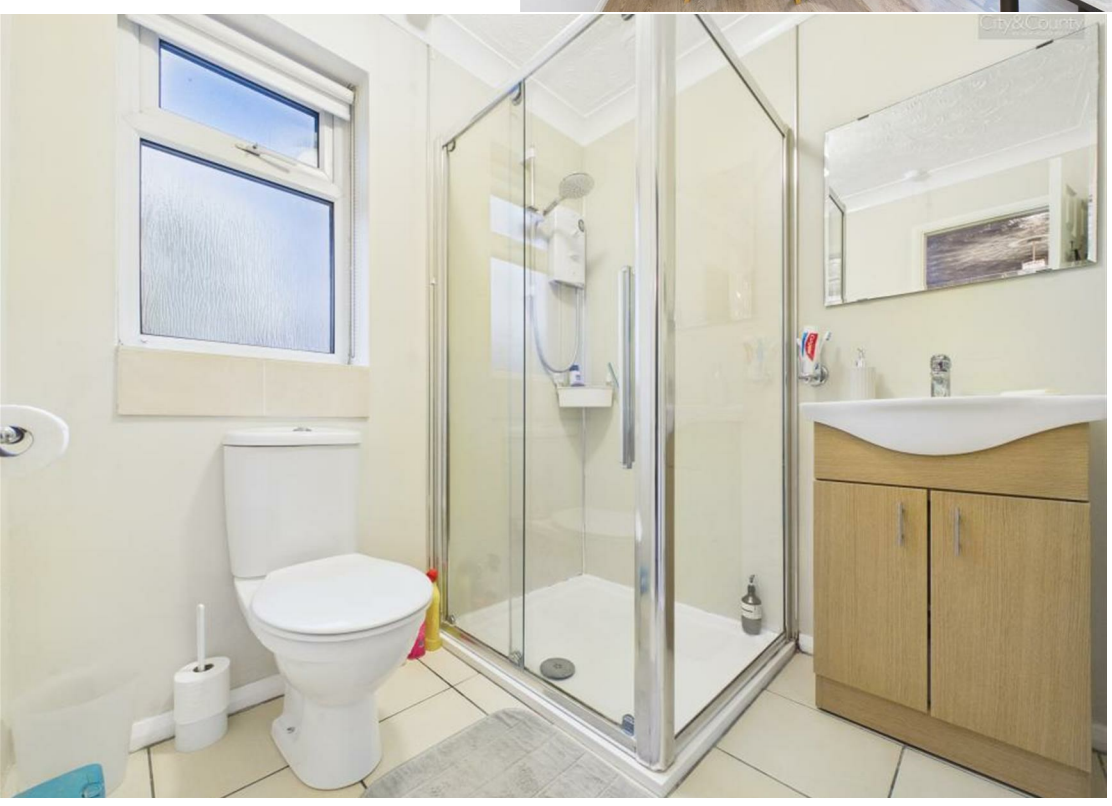


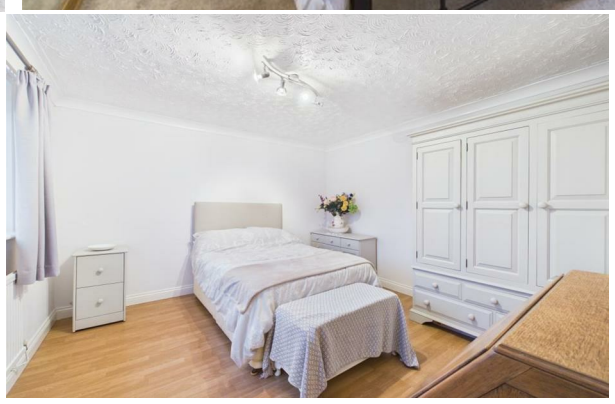














**Garage One**
2.74 x 5.20 (8'11" x 17'0")

**Garage Two**
2.62 x 5.06 (8'7" x 16'7")

**EPC - C**
69/75

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: None
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 (answer yes if there are restrictions, eg does not allow pets): 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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent

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 whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





