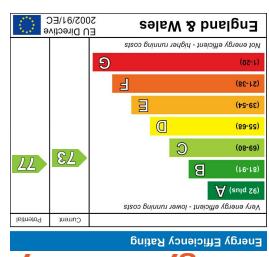
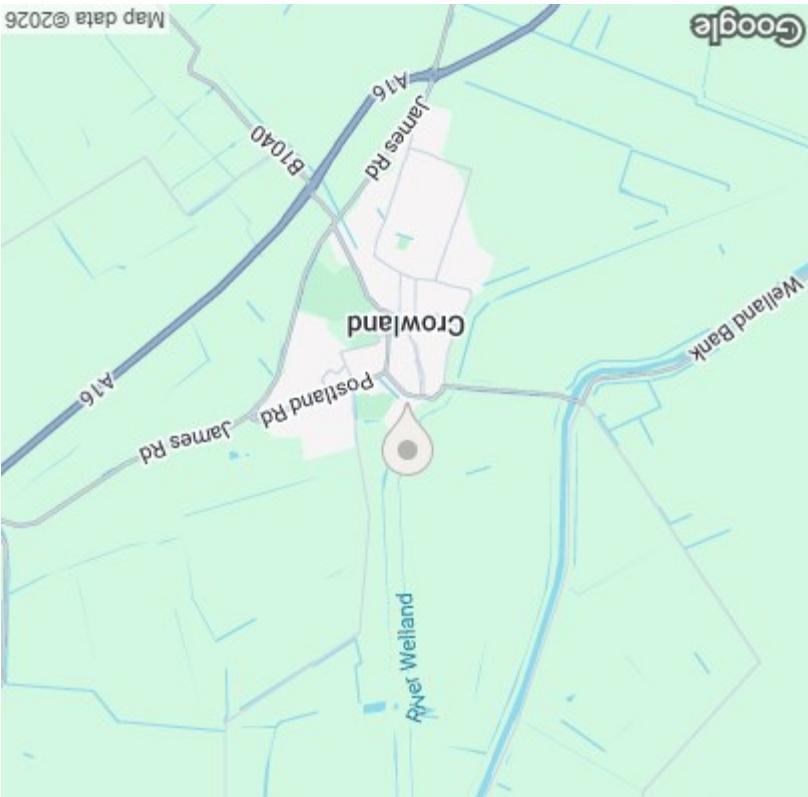


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.propertyguidelines.com/licensing-selective-licensing/>



## Energy Efficiency Graph



## Area Map

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



## Floor Plan



## Foreman Way

Crowland, Peterborough, PE6 0DJ

\*\*\* Guide Price £310,000 - £320,000 \*\*\*

Set within the heart of the historic market town of Crowland, this attractive detached family home on Foreman Way offers the best of both worlds — a welcoming community spirit and easy access to modern conveniences. Known for its charming streets, independent shops, and lively local events, Crowland provides an idyllic setting for family life, while excellent transport links to Peterborough and Spalding make commuting simple and stress-free.

Tucked within a peaceful residential development, the property combines comfort, practicality, and a strong sense of neighbourhood. Inside, the entrance hall opens to a bright and versatile study, ideal for working from home or providing a quiet space for study. The separate dining room creates a lovely setting for family meals and gatherings, while the spacious kitchen-diner connects seamlessly to a generous 16ft living room — the perfect space for relaxing or entertaining. Upstairs, a spacious landing leads to four well-proportioned bedrooms. The master bedroom enjoys the luxury of an en-suite, while the remaining bedrooms share a modern family bathroom, thoughtfully designed for everyday living. Outside, the home features a driveway with parking for two cars and a single garage for added convenience. The front garden adds to the property's welcoming appeal, while residents benefit from nearby green spaces and a dedicated play area — ideal for children and families to enjoy outdoor time and community connection.

Offering generous living space in a sought-after market town, this lovely home is perfect for families seeking a peaceful yet vibrant place to call home. Viewing is highly recommended to appreciate both the property and the warm, community-focused lifestyle Crowland has to offer.

**Entrance Hall**  
5.09 x 1.02 (16'8" x 3'4")

**Study**

2.30 x 2.14 (7'6" x 7'0")

**WC**

0.84 x 2.09 (2'9" x 6'10")

**Living Room**

4.88 x 3.26 (16'0" x 10'8")

**Kitchen Diner**

4.74 x 2.87 (15'6" x 9'4")

**Dining Room**

3.33 x 2.87 (10'1" x 9'4")

**Landing**

2.20 x 1.73 (7'2" x 5'8")

**Master Bedroom**

3.73 x 2.54 (12'2" x 8'3")

**En-Suite To Master Bedroom**

1.73 x 1.47 (5'8" x 4'9")

**Bedroom Two**

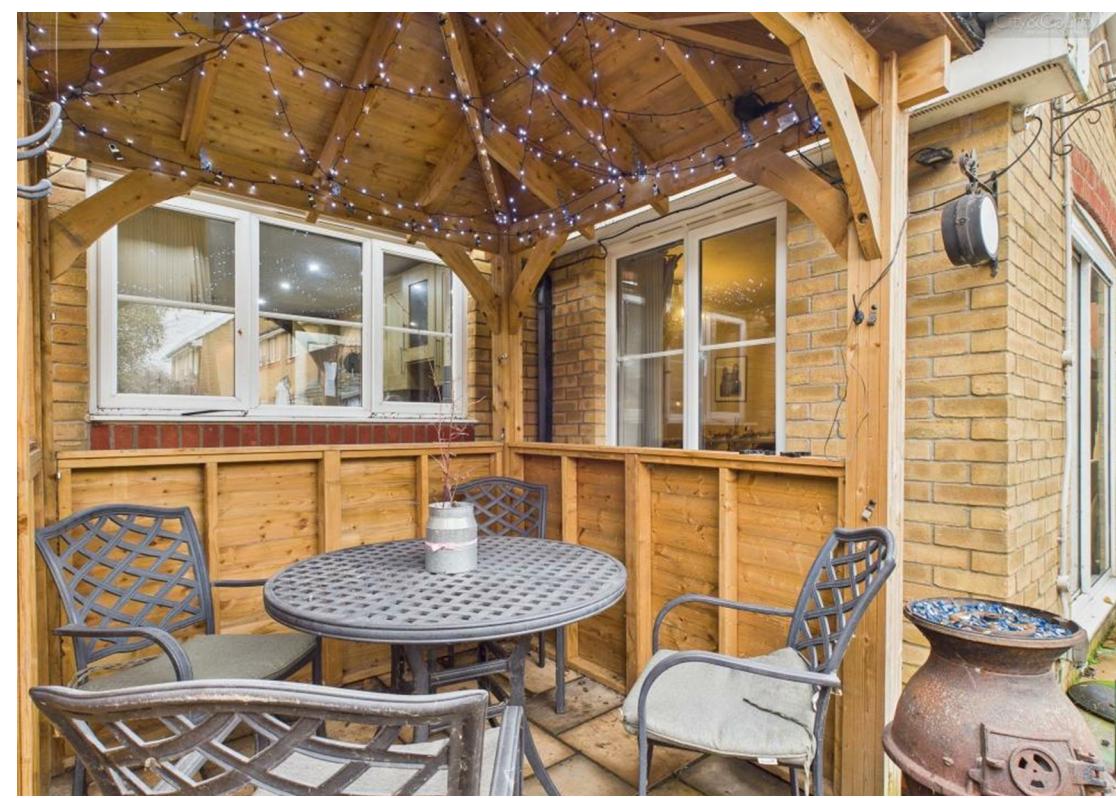
2.88 x 3.43 (9'5" x 11'3")

**Bedroom Three**

3.35 x 2.82 (10'1" x 9'3")

**Bathroom**

1.49 x 2.22 (4'10" x 7'3")



**Bedroom Four**  
2.49 x 2.11 (8'2" x 6'11")

**Garage**  
5.55 x 2.61 (18'2" x 8'6")

**EPC - C**

73/77

**Tenure - Freehold**

There is a community Green Space Charge payable, current figure is £120 per annum.

### 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: 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: Single Garage, Driveway Private, Ev  
Charging 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 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.

