



**Connells**

Fincham Drive  
Crowland Peterborough

# Fincham Drive Crowland Peterborough PE6 0DN

**Guide Price £300,000 to £325,000**



## Property Description

### INSTANT APPEAL

You will find more than you expect to see in this immaculately presented modern property located on the edge of Crowland. The property boasts contemporary decor throughout with generous living accommodation comprising a welcoming entrance hall, guest WC, kitchen/dining room with a range of modern fitted units and BOSCH appliances and a lovely lounge. The first floor leads to the bedrooms with the master benefiting from an en-suite shower room and a family shower room. Outside the front and rear gardens have been attractively landscaped with paved and BBQ areas, A driveway provides off road parking which in turn leads to the garage. Only by viewing can you appreciate the standard of this home.

### Entrance

Double glazed front door into the entrance. Quick step laminate flooring, radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm, doors off onto lounge, kitchen/diner and cloakroom.

### Cloakroom

Comprising a two piece suite to include wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, fitted white gloss bathroom cabinets, Quick Step laminate flooring and smooth ceiling with extractor.

### Lounge

TV, telephone and radio points. Two radiators, smooth ceiling, UPVC double glazed window to the front and UPVC double glazed French doors into the rear garden.

### Kitchen/Diner

Comprising a range of matching wall and base level units with inset carousel and pull out drawers. one and half porcelain sink with mixer tap over, worktops with splashbacks. Built in Bosch oven, grill, four ring induction hob, splashback extractor, integral microwave, dishwasher & space for integral fridge/freezer. Two radiators, Quick Step laminate flooring, smooth ceiling with recess lighting and mains fed smoke alarm, UPVC double glazed windows to front and rear and door through to the utility.

### Utility

Comprising a range of matching wall and base level units, single drainer sink with mixer tap over, worktops with splashbacks. Plumbing for washing machine, space for further appliance, radiator, Quick Step laminate flooring, extractor, door into understairs storage/larder, smooth ceiling and half glazed frosted UPVC double glazed door into the rear garden.

### First Floor Landing

Radiator, door into boiler cupboard (housing the boiler which services the hot water and central heating system), smooth ceiling with mains fed smoke alarm, carbon monoxide alarm and loft access. Doors off onto bedrooms and shower room.

## Master Bedroom

Radiator, TV point, double doors into fitted wardrobe, smooth ceiling, UPVC double glazed window to the front and door into en-suite.

## En-Suite Shower Room

Comprising a three piece suite to include shower cubicle with bifold shower door, wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Heated towel rail, shaver point, Quick Step laminate flooring, storage cupboard with slatted shelving, smooth ceiling with recess lighting and extractor and frosted UPVC double glazed window to the front.

## Bedroom Two

Radiator, TV point, smooth ceiling and UPVC double glazed window to the front.

## Bedroom Three

Radiator, TV and telephone points, smooth ceiling and UPVC double glazed window to the rear.

## Shower Room

Comprising a three piece suite to include a double length shower with sliding door, mains fed shower with rainfall and detachable hose, wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Heated towel rail, fitted white gloss fitted cabinets, shaver point, smooth ceiling with recess lighting and extractor. Frosted UPVC double glazed window to the rear.

## Outside

To the front of the property is a lawned garden with broken slate ornamental areas. A paved path leads to the front door where there is a storm canopy porch and outside light.

A driveway provides off road parking which in turn leads to the garage.

Gated access to the rear garden which is landscaped and laid to lawn with mature and established planted areas, a feature trellis area, a paved BBQ area to the rear of the garden and a paved patio area with covered awning. The garden is surrounded by a timber built fence. Outside lights, tap and external plug sockets

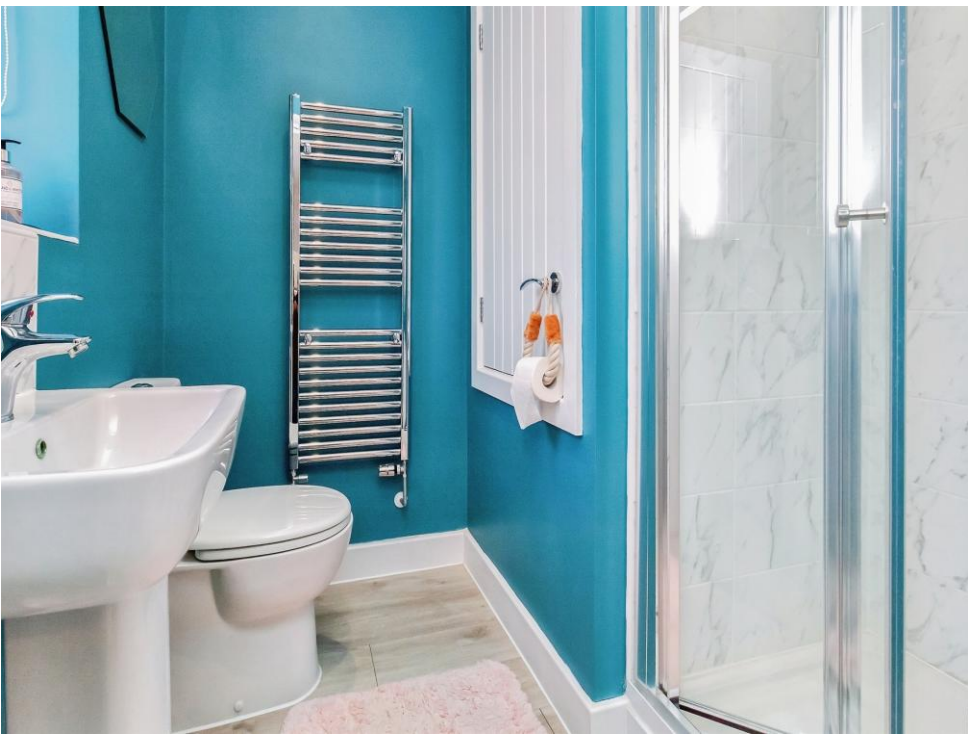
## Garage

Fitted with a metal up and over door with power, lighting and storage eaves.

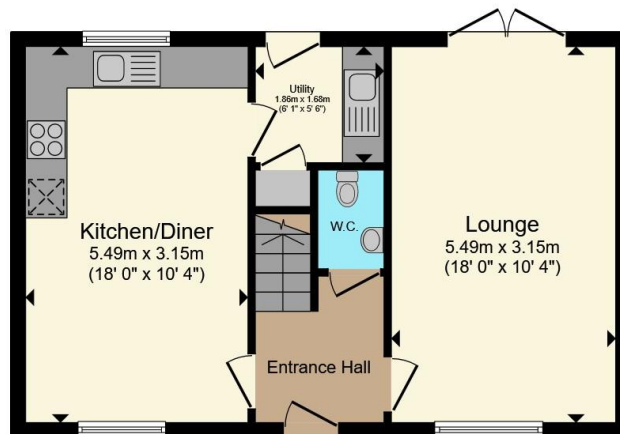
## Agents Note

Offered on a freehold basis. Please note there is an annual management charge of approx £268.00, which contributes towards the maintenance of communal areas within the development.

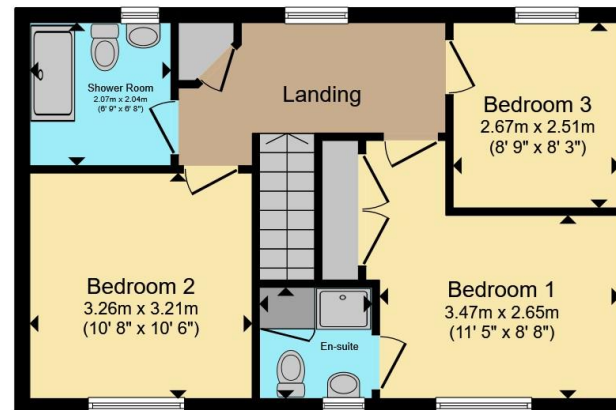








**Ground Floor**



**First Floor**

Total floor area 92.4 m<sup>2</sup> (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: WRN305820 - 0004