

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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

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



Foreman Way

Crowland, Peterborough, PE6 0DJ

Guide Price £295,995 - Freehold , Tax Band - D



# Foreman Way

Crowland, Peterborough, PE6 0DJ

\*\*\* Guide Price £295,995 - £310,000 \*\*\*

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 (10'11" 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**

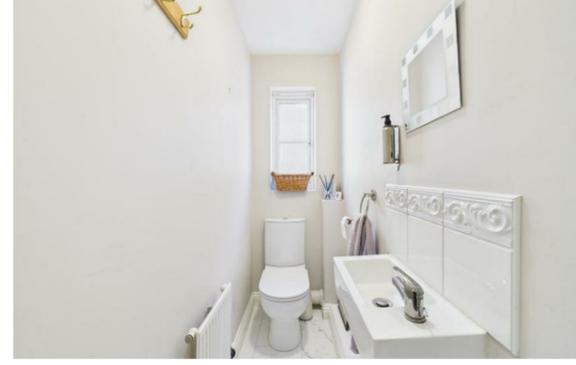
2.88 x 3.43 (9'5" x 11'3")

**Bedroom Three**

3.35 x 2.82 (10'11" 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.

