

Broadway

Crowland, Peterborough, PE6 0BJ

Offers In Excess Of £300,000 - Freehold, Tax Band - C

3 | | C

Floor Plan



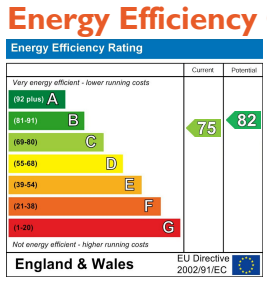
Area Map



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.

Broadway

Crowland, Peterborough, PE6 0BJ

Located in the sought-after market town of Crowland, this charming detached bungalow offers spacious living with three double bedrooms, a bright living room, and a kitchen/breakfast room. Benefits include an enclosed rear garden, single garage, and driveway parking. Within walking distance to shops and local amenities. Ideal for families or downsizers. No forward chain.

Step inside to a welcoming former entrance hall enhanced by wooden parquet flooring a generously sized bay fronted living room with a feature fireplace – an ideal space for relaxing or entertaining guests. At the heart of the home is a stylish kitchen-breakfast room, thoughtfully designed for everyday living and casual dining. The recently refitted four-piece suite bathroom adds a touch of luxury with its elegant freestanding bath, while double glazing and gas central heating provide year-round comfort. The property features three well-proportioned bedrooms, making it perfect for families or anyone looking to downsize without sacrificing space. Outside, the property benefits from a private driveway with ample parking for several vehicles and a single garage for additional storage or vehicle use. The enclosed rear garden is a peaceful retreat, complete with a patio area, green house and workshop space (in need of some tlc) that's perfect for outdoor dining or unwinding in the fresh air.
Adding to its appeal, the current owners have shared that architects' plans for a wrap-around extension plus an annexe which were previously drawn up. Although the planning permission has expired, it highlights the exciting potential for future development.

Offered with no forward chain, this delightful bungalow is ready for its next chapter. Don't miss the chance to make this lovely home your own – arrange a viewing today to see everything it has to offer.

The property is being sold with no forward chain.

Entrance Porch
2.33 x 1.95 (7'7" x 6'4")

Kitchen/Breakfast Room
3.48 x 2.74 (11'5" x 8'11")

Living Room
4.43 x 3.76 (14'6" x 12'4")

Hallway
7.30 x 1.12 (23'11" x 3'8")

Storage Room
1.68 x 1.19 (5'6" x 3'10")

Master Bedroom
3.34 x 3.79 (10'11" x 12'5")

Bathroom
3.65 x 1.81 (11'11" x 5'11")

Bedroom Two
3.30 x 3.45 (10'9" x 11'3")

Bedroom Three
3.32 x 2.43 (10'10" x 7'11")

EPC - C
75/82

Tenure - Freehold

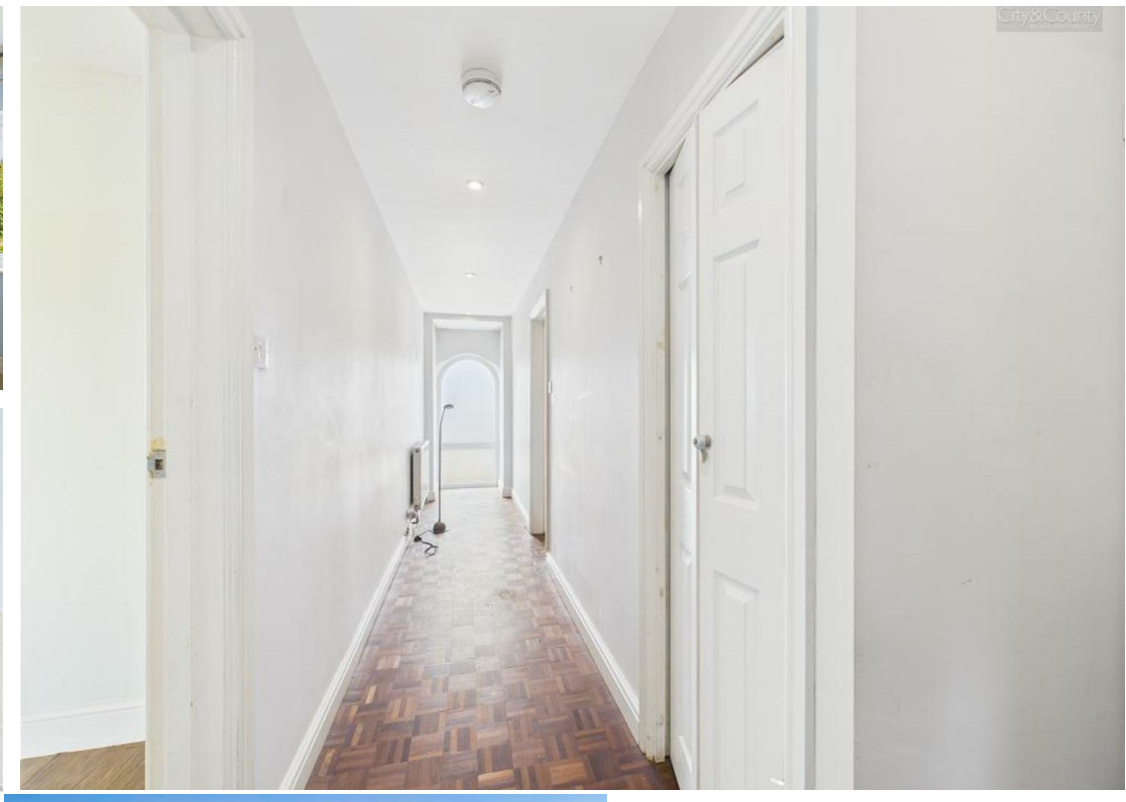
IMPORTANT LEGAL INFORMATION
Construction: Standard



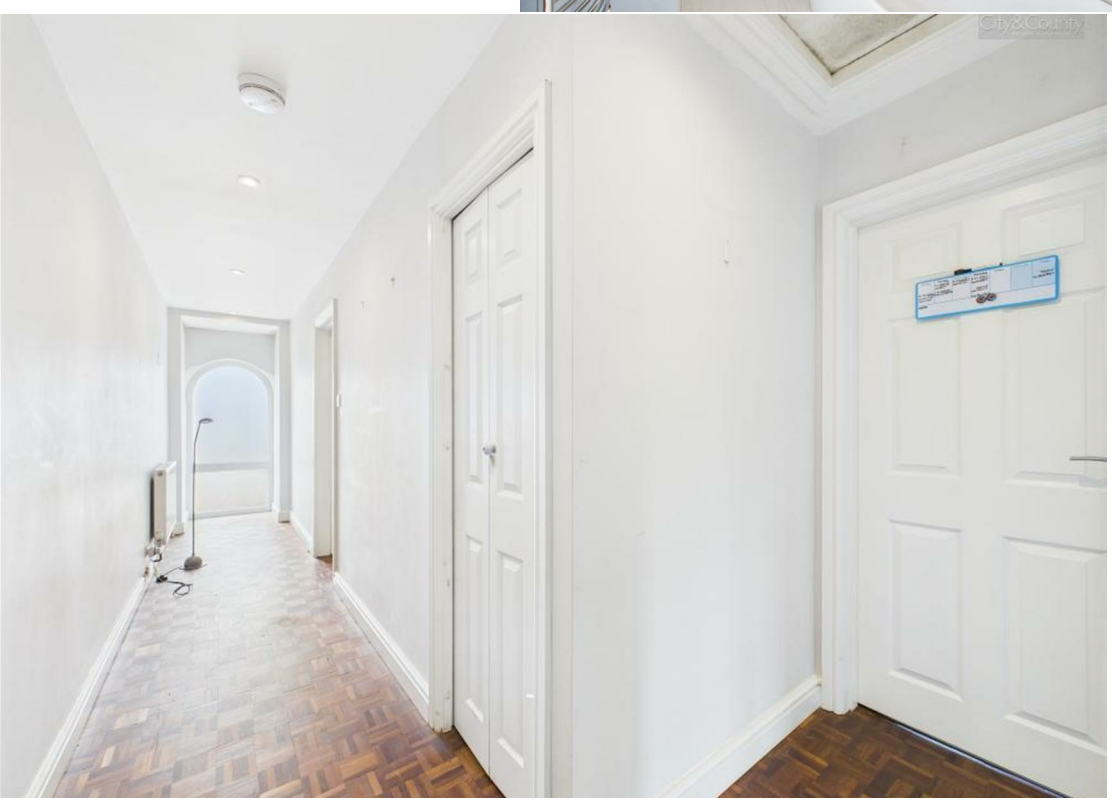






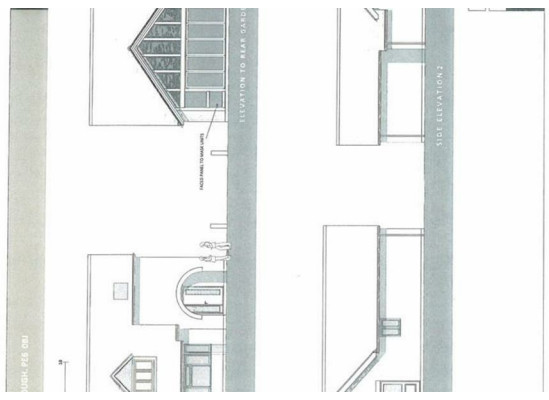




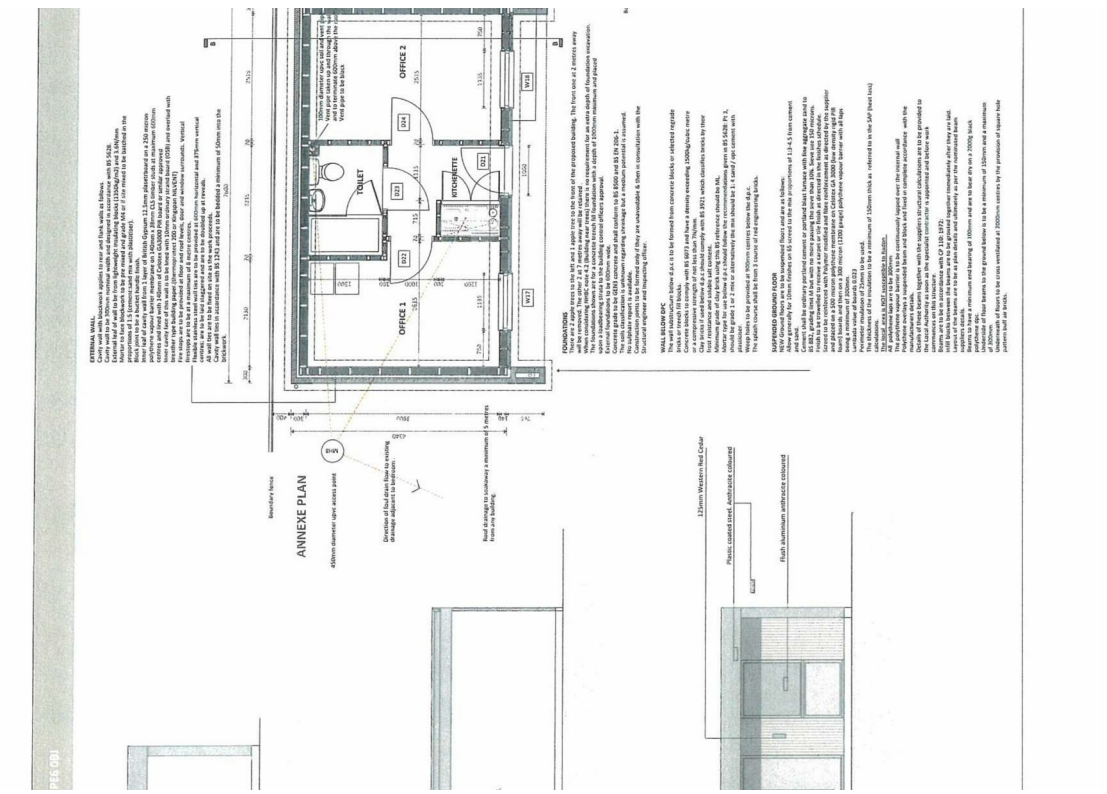












Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 66Mbps
Mobile Coverage: EE - Great, O2 - Great, three - Excellent, Vodafone -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.