

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 mentioned have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. 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 exchanging 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>

Energy Efficiency Rating		EU Directive 2002/91/EC	England & Wales
Very efficient - lower running costs	A	61	Very energy efficient - higher running costs
B			
C			
D			
E			
F			
G			
Very inefficient - higher running costs		70	

Living Room
5.83 x 3.92 m

Entrance Hall
4.05 x 1.19 m

Bedroom Two
2.71 x 3.62 m

Master Bedroom
4.53 x 3.73 m

Bathroom
3.13 x 2.09 m

Kitchen Diner
8.36 x 3.01 m

Approximate total area* 87.5 m²

(1) Excluding balconies and terraces.

Calculations reference the BCS 9M5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Kemp Street
Crowland, Peterborough, PE6 0HE

Guide Price £240,000 - Freehold , Tax Band - C

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Kemp Street

Crowland, Peterborough, PE6 0HE

Beautiful Detached Bungalow with Excellent Potential in the Heart of Crowland

Well-presented 1960s detached bungalow on Kemp Street offering great scope to update. Includes two double bedrooms, a cosy living room, shower room, and a spacious 27ft kitchen diner. Outside features a sunny south-west facing garden and ample off-road parking. Benefits from oil central heating, double glazing, mains drainage, and no forward chain. Convenient location close to Crowland's amenities and routes to Peterborough and Spalding.

Nestled in the picturesque and historic market town of Crowland, this charming detached bungalow on Kemp Street offers a fantastic opportunity for buyers seeking a home with space, character, and scope to personalise. Originally built in the 1960s and set on a generous plot, this well-loved property features an extended kitchen-diner and a light-filled layout, ideal for both relaxing and entertaining. Step inside and you're greeted by a spacious entrance hall leading to two well-proportioned double bedrooms, perfect for family or guests. The comfortable living room provides a cosy place to unwind, while the impressive 27ft extended kitchen-diner is the true heart of the home — offering ample room for cooking, dining, and gathering with loved ones. A shower room completes the internal accommodation. Outside, the property continues to impress. The enclosed south-west facing rear garden enjoys plenty of sunshine throughout the day — an ideal space for gardening, outdoor dining, or simply relaxing in the fresh air. To the front, a gravelled driveway offers ample off-road parking for multiple vehicles. Practical features include oil-fired central heating, uPVC double glazing, and mains drainage, ensuring year-round comfort and efficiency. While the property would benefit from some updating, it presents an excellent blank canvas for those wishing to create their dream home. With no forward chain, the move could be smooth and straightforward. Located within easy reach of Crowland's array of shops, cafes, pubs, and local amenities, as well as convenient routes to Peterborough, Spalding, and surrounding villages, this bungalow offers the perfect blend of peaceful living and modern convenience. Don't miss the chance to secure this delightful property and unlock its full potential — early viewing is highly recommended. Probate has been granted for this property.

Entrance Hall
4.05 x 1.19 (13'3" x 3'10")

Living Room
5.83 x 3.92 (19'1" x 12'10")

Kitchen Diner
8.36 x 3.01 (27'5" x 9'10")

Master Bedroom
4.53 x 3.73 (14'10" x 12'2")

Bathroom
3.13 x 2.09 (10'3" x 6'10")

Bedroom Two
2.71 x 3.62 (8'10" x 11'10")

EPC - D
61/70

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: Gated Parking, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Oil
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.

