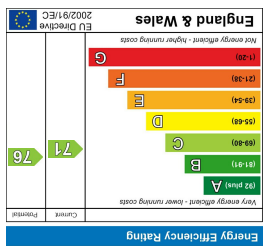


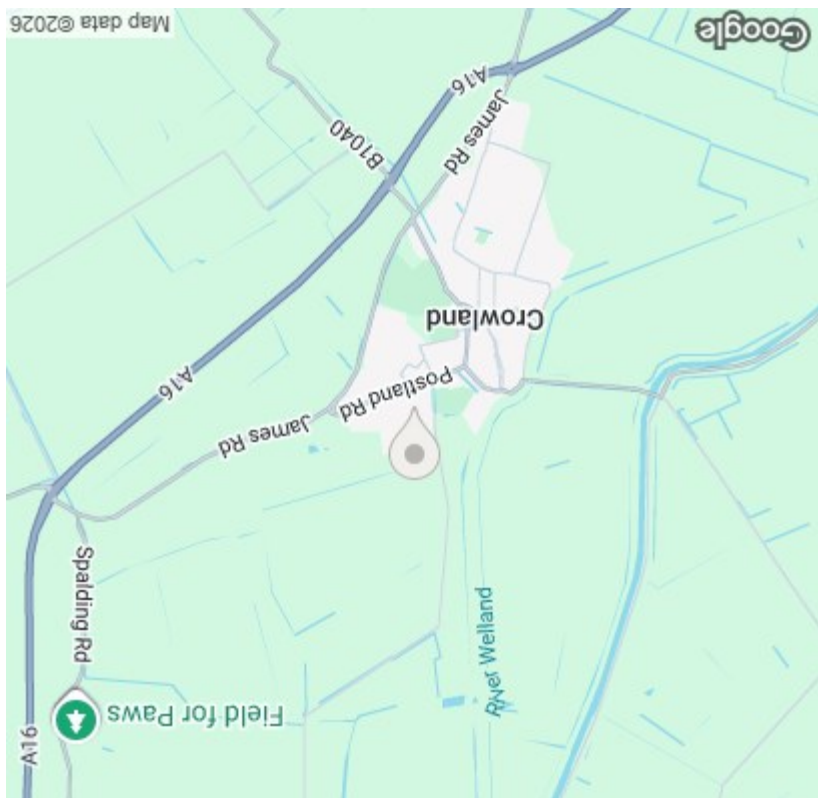
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 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 details, lease 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. 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.

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



Energy Efficiency Graph



Area Map



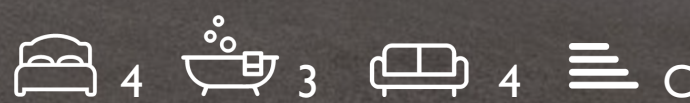
Floor Plan



Nelson Close

Crowland, Peterborough, PE6 0DL

Guide Price £465,000 - Freehold , Tax Band - E



Nelson Close

Crowland, Peterborough, PE6 0DL

Guide Price £465,000 - £480,000

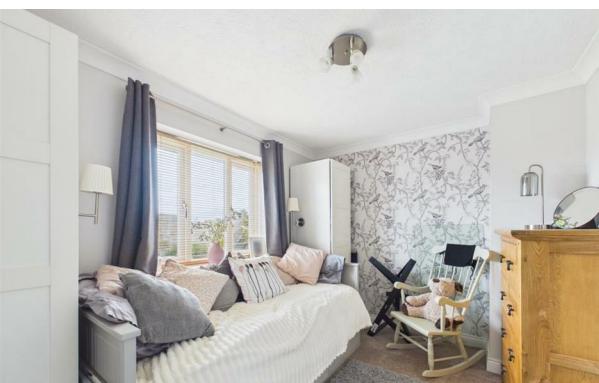
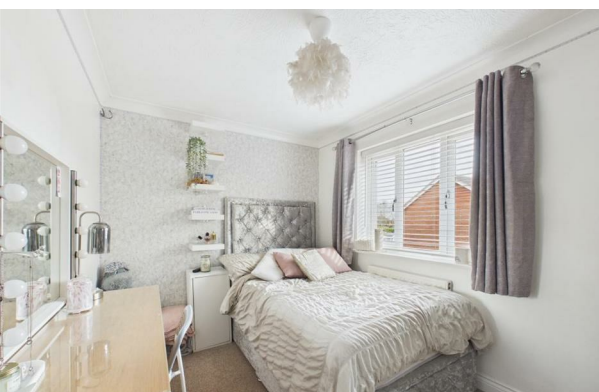
An exceptional detached family home set within the exclusive Nelson Close, just off Postland Road in Crowland near Peterborough, offering generous living space, outstanding versatility, and a luxurious finish throughout. Occupying a substantial private plot with extensive parking, this beautifully renovated property has been upgraded to an extremely high standard over many years, creating a truly turnkey home perfectly suited to modern family living and entertaining.

This stunning and exceptionally spacious detached residence on the exclusive Nelson Close, just off Postland Road in Crowland near Peterborough, offers a rare combination of luxury, versatility, and privacy, having been extensively renovated to an impeccable standard over approximately 11 years of careful ownership. Set on a generous plot at the end of a private driveway, the property provides extensive off-road parking for six or more vehicles, along with additional secure gravelled parking behind double gates to the side. Upon entering, you are welcomed into a bright and inviting entrance hallway, beautifully finished with full tiling that flows seamlessly through to the heart of the home, immediately setting the tone for the quality throughout. From here, the ground floor unfolds into a superbly flexible layout, offering up to four reception rooms, including a comfortable lounge and separate living room, alongside a dining room and a versatile study that could easily serve as a ground floor bedroom if required, making the home ideal for multi-generational living. The true centrepiece is the recently extended kitchen breakfast room, an outstanding space designed for both everyday living and entertaining, featuring a vaulted ceiling with Velux windows that flood the room with natural light, striking bi-fold doors opening onto the garden, and a high-end fitted kitchen complete with integrated appliances and elegant Quartz worktops. A utility room and WC are thoughtfully positioned off the kitchen area, enhancing practicality without compromising on style. Upstairs, the sense of space continues with a large galleried landing creating an impressive central feature and enhancing the feeling of openness, leading to four well-proportioned bedrooms, including a luxurious master suite that benefits from a recently refitted en suite shower room finished to an exceptional standard, showcasing a his and hers vanity unit with double sinks and Quartz worktops, while a modern family bathroom and additional en suite facilities serve the remaining bedrooms. Externally, the property continues to impress with a beautifully maintained rear garden predominantly laid to lawn, complemented by a newly laid Indian sandstone patio ideal for outdoor dining, a covered barbecue area perfect for entertaining, and a variety of mature trees and planting that provide both privacy and character; additionally, there is a separate, fully enclosed patio garden to the side, bordered by a charming picket fence, creating a safe and secure space ideal for dogs or a peaceful retreat. Immaculate and luxurious throughout, this exceptional home offers a unique opportunity to acquire a truly turnkey property in a highly desirable location.

- Entrance Hall**
2.81 x 3.65 (9'2" x 11'11")
- Study**
2.81 x 3.65 (9'2" x 11'11")
- WC**
0.83 x 1.53 (2'8" x 5'0")
- Kitchen Breakfast Room**
4.91 x 7.52 (16'1" x 24'8")
- Utility Room**
2.17 x 1.55 (7'1" x 5'1")
- Lounge**
5.08 x 3.94 (16'7" x 12'11")



- Dining Room**
3.26 x 3.66 (10'8" x 12'0")
- Living Room**
2.59 x 5.55 (8'5" x 18'2")
- Landing**
2.66 x 4.59 (8'8" x 15'0")
- Master Bedroom**
3.35 x 5.52 (10'11" x 18'1")
- En-Suite To Master Bedroom**
1.68 x 2.03 (5'6" x 6'7")
- Bedroom Two**
2.58 x 4.08 (8'5" x 13'4")
- En-Suite To Bedroom Two**
2.58 x 4.08 (8'5" x 13'4")
- Bedroom Three**
3.34 x 2.41 (10'11" x 7'10")
- Bathroom**
2.26 x 2.62 (7'4" x 8'7")
- Bedroom Four**
3.34 x 2.61 (10'11" x 8'6")
- Garage**
2.50 x 5.75 (8'2" x 18'10")
- EPC - C**
71/76
- Tenure - Freehold**



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: Driveway Private, Off Street Parking, Single
 Garage
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: FttP
 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.