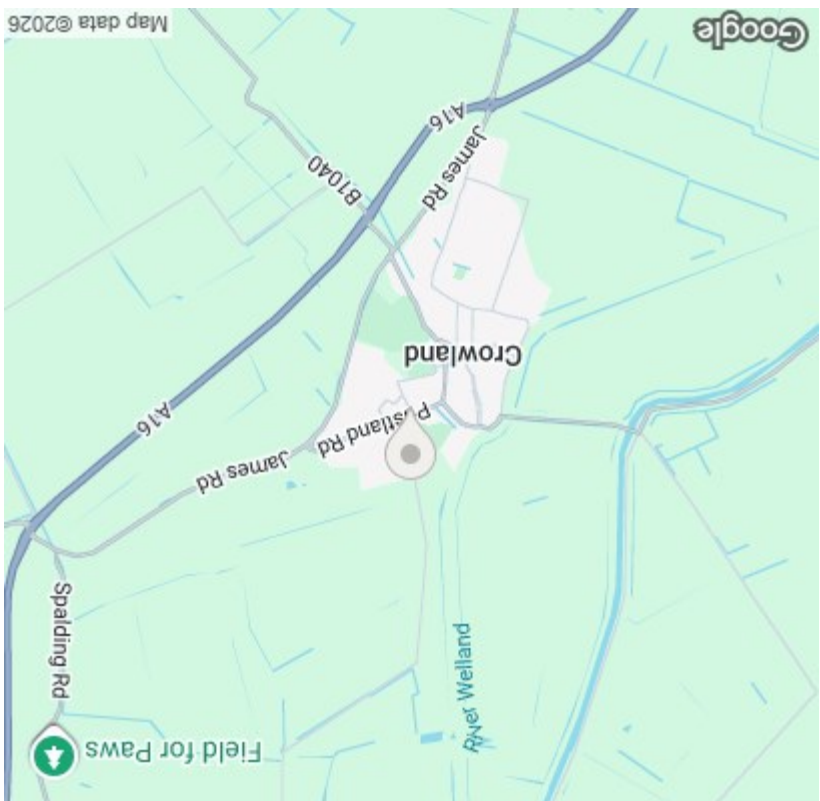
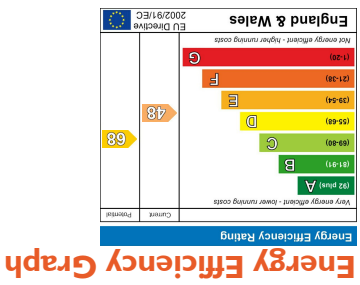


Floor Plan



Area Map



Church Lane

Crowland, Peterborough, PE6 0ER

Charming three-bedroom detached home on a generous plot in the heart of Crowland, within walking distance of Crowland Abbey. Built by the respected Allison Builders, the property is immaculately presented and offers excellent scope for modernisation and extension. Features include spacious living accommodation, a kitchen breakfast room with walk-in pantry, sun lounge, ample driveway parking, an integral single garage, a sunny south-west facing garden. Offered with no forward chain—early viewing highly recommended.

Nestled along Church Lane in the charming Lincolnshire market town of Crowland, and within easy walking distance of the historic Crowland Abbey, this attractive three-bedroom detached home presents an excellent opportunity for families and individuals alike. Constructed in the 1980s by the well-regarded Allison Builders, the property retains a distinctive character and is presented in immaculate condition, while offering superb scope for modernisation and extension. Occupying a generous plot, the home benefits from an open-plan front garden and an extensive block-paved driveway, providing ample off-road parking to both the front and side. The south-west facing rear garden is a particular highlight, enjoying a sunny aspect ideal for outdoor relaxation and entertaining.

The accommodation begins with a spacious entrance hall leading into a comfortable living room, with double doors opening through to a separate dining room—perfect for hosting. The well-proportioned kitchen-breakfast room features Allison's signature walk-in pantry, offering excellent storage, while a bright rear sun lounge provides a peaceful space to unwind. A convenient cloakroom completes the ground floor. Upstairs, the property offers a generous landing leading to three well-sized bedrooms, each providing a restful retreat, along with a family bathroom serving the accommodation.

Offered to the market with no forward chain, this appealing home is ready for a new owner to personalise and enhance. Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

Entrance Porch

2.00 x 0.80 (6'6" x 2'7")

Entrance Hall

1.76 x 3.66 (5'9" x 12'0")

Living Room

3.74 x 4.54 (12'3" x 14'10")

Dining Room

2.97 x 3.47 (9'8" x 11'4")

Kitchen

2.57 x 3.46 (8'5" x 11'4")

Sun Lounge

2.26 x 1.80 (7'4" x 5'10")

WC

1.07 x 1.12 (3'6" x 3'8")

Landing

1.36 x 2.69 (4'5" x 8'9")

Master Bedroom

3.29 x 4.28 (10'9" x 14'0")

Bedroom Two

3.29 x 3.79 (10'9" x 12'5")



Bathroom

2.25 x 2.02 (7'4" x 6'7")

Bedroom Three

2.26 x 2.33 (7'4" x 7'7")

Garage

2.48 x 4.89 (8'1" x 16'0")

EPC - E

48/68

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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
- 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: Oil
- Internet connection: Fttc
- 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.