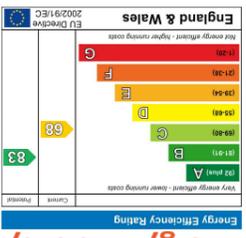


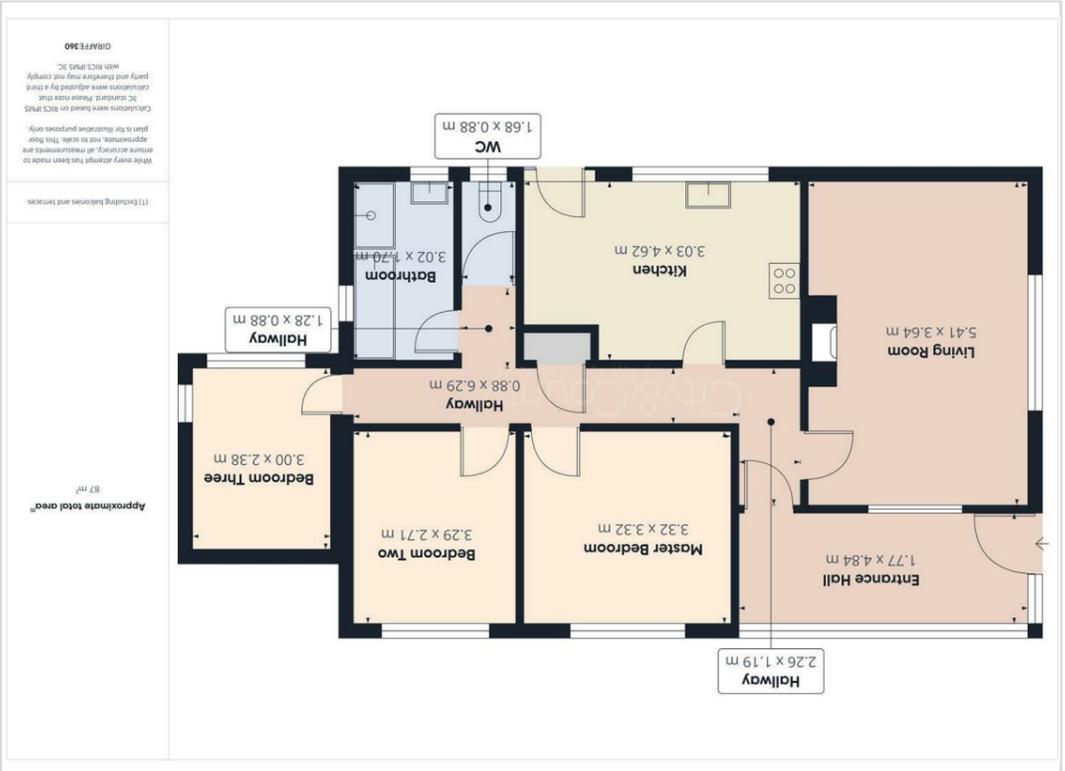
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Postland Road
Crowland, Peterborough, PE6 0JB

Offers In Excess Of £260,000 - Freehold , Tax Band - C



Postland Road

Crowland, Peterborough, PE6 0JB

Nestled on Postland Road in the charming village of Crowland, Peterborough, this delightful detached bungalow presents a unique opportunity for prospective buyers. Built in 1960 by the current owners, this individual property is set on a generous plot, boasting an extensive gravel driveway that accommodates parking for six vehicles, alongside a single garage for added convenience.

As you enter, you are welcomed by a spacious conservatory that serves as an inviting entrance porch. The living room is a highlight of the home, featuring a large front window that floods the space with natural light, complemented by an exposed chimney breast that adds character. The kitchen breakfast room is well-appointed with a range of matching base and eye-level units, equipped with a fitted electric oven, gas hob, integrated dishwasher, and fridge/freezer, making it a practical space for culinary endeavours.

The bungalow comprises three comfortable bedrooms, providing ample space for family or guests. The family bathroom is fitted with a three-piece suite, including a bath, wash hand basin, shower cubicle, and a separate w/c for convenience. The property benefits from gas central heating, with a boiler that is only three years old and still under warranty, ensuring warmth and comfort throughout the seasons.

The mature rear gardens are a true delight, featuring a large patio area perfect for outdoor entertaining, and an archway leading to an enclosed garden mainly laid to lawn, complete with a charming feature pond. Side access to the oversized garage adds to the practicality of this home.

With no forward chain, this property is ready for its new owners to move in and make it their own. Early viewing is highly advised to fully appreciate the charm and potential of this lovely bungalow.

Entrance Hall

1.77 x 4.84 (5'9" x 15'10")

Hallway

2.26 x 1.19 (7'4" x 3'10")



Living Room

5.41 x 3.64 (17'8" x 11'11")

Kitchen

3.03 x 4.62 (9'11" x 15'1")

Hallway

0.88 x 6.29 (2'10" x 20'7")

Master Bedroom

3.32 x 3.32 (10'10" x 10'10")

Bedroom Two

3.29 x 2.71 (10'9" x 8'10")

Bedroom Three

3.00 x 2.38 (9'10" x 7'9")

Hallway

1.28 x 0.88 (4'2" x 2'10")

Bathroom

3.02 x 1.70 (9'10" x 5'6")

WC

1.68 x 0.88 (5'6" x 2'10")

EPC - D

68/83

Tenure - Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

