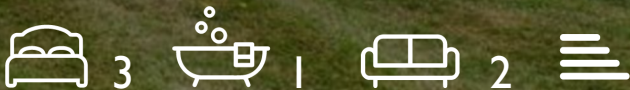




Peterborough Road
Crowland, Peterborough, PE6 0BA

£285,000 - Freehold , Tax Band - C



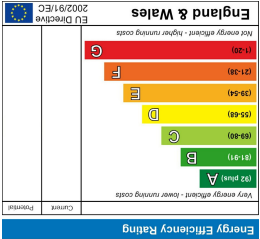
Floor Plan



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



Area Map

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 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 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.

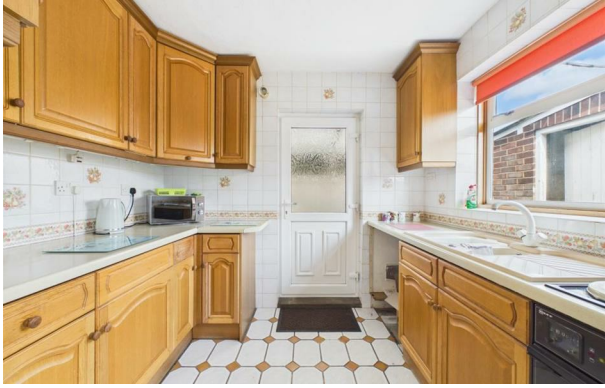
Peterborough Road

Crowland, Peterborough, PE6 0BA

Situated on a generous plot in a sought-after location, this three-bedroom detached bungalow is offered for sale with no forward chain and is within easy walking distance of Crowland's historic town centre. The well-proportioned accommodation includes a welcoming entrance hall, three bedrooms, a family bathroom, dining room, and a kitchen overlooking the rear garden. The generous plot offers excellent potential to extend (subject to the necessary planning permissions) while retaining a good-sized garden. Further benefits include a replacement gas-fired boiler, a single garage with an electric roller door, and ample off-road parking. Combining comfortable living with exciting scope for future improvement, this is a fantastic opportunity for a wide range of buyers, and early viewing is highly recommended.

Occupying a generous plot on the ever-popular Peterborough Road, this attractive three-bedroom detached bungalow offers spacious, well-maintained accommodation with excellent scope to extend (subject to the necessary planning permissions), all within easy walking distance of the historic market town of Crowland. Offered to the market with no forward chain, the property presents an ideal opportunity for buyers seeking a home they can move straight into while offering exciting potential to personalise and enhance over time. The accommodation is approached via a welcoming entrance hall, leading to three well-proportioned bedrooms, a family bathroom, and a bright dining room that provides an ideal setting for both everyday living and entertaining. To the rear, the kitchen enjoys pleasant views over the generous rear garden, creating a practical and inviting space. A particular highlight of the property is the sizeable plot, offering excellent potential for a rear extension (subject to the necessary planning consents) whilst retaining a substantial garden, perfect for families, keen gardeners, or those simply looking to enjoy outdoor space. Further benefits include a modern replacement gas-fired boiler, a single garage with an electric roller door, and ample off-road parking for several vehicles. Situated in one of Crowland's most desirable residential locations, this appealing bungalow combines convenience, space, and future potential in equal measure. With local amenities, shops, and the town's historic centre all within easy reach, this is a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the accommodation, generous plot, and exciting potential this superb home has to offer.

- Entrance Hall**
5.41 x 1.28 (17'8" x 4'2")
- Living Room**
4.97 x 3.64 (16'3" x 11'11")
- Dining Room**
3.46 x 2.71 (11'4" x 8'10")
- Kitchen**
2.70 x 2.39 (8'10" x 7'10")
- Rear Porch**
1.90 x 1.13 (6'2" x 3'8")
- Master Bedroom**
4.45 x 3.30 (14'7" x 10'9")
- Bathroom**
2.67 x 2.38 (8'9" x 7'9")
- Bedroom Two**
3.14 x 3.51 (10'3" x 11'6")
- Bedroom Three**
2.10 x 3.52 (6'10" x 11'6")
- Workshop**
3.04 x 2.09 (9'11" x 6'10")
- Storage Room One**
1.11 x 2.08 (3'7" x 6'9")



Storage Room Two
0.83 x 2.07 (2'8" x 6'9")

EPC - C
69/76

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Wheelchair Accessible
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: Not Known
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
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 5500Mbps
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.

