



Spencer Road
Crowland, Peterborough, PE6 0FL

£240,000 - Freehold, Tax Band - B

3 2 1 B

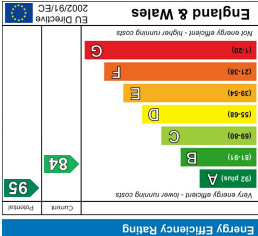
Floor Plan



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



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.

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Situated on Spencer Road in the popular village of Crowland, this beautifully presented semi detached house offers three bedrooms, a master with en-suite, and a stylish kitchen diner with French doors to the rear. Outside, the property benefits from off road parking on a private driveway and an enclosed rear garden with a fantastic undercover bar area, all with easy access to both Peterborough and Spalding via the A16.

Nestled on Spencer Road in the popular village of Crowland, this beautifully presented semi detached house offers well-proportioned family accommodation, together with excellent commuter links to both Peterborough and Spalding via the A16. The property is approached via a private driveway providing off road parking, leading to the front door which opens into a welcoming entrance hall, where stairs rise to the first floor and a door gives access to the living room. The generous living room is a bright and inviting space, enjoying a window to the front elevation and plenty of room for both lounge and relaxing furniture, making it the perfect place to unwind at the end of the day. From here, a door leads through to the heart of the home, the superb kitchen diner, which is fitted with a range of units and a hob, with a window overlooking the rear garden and ample space for a dining table, making it ideal for family meals and entertaining. French doors open directly onto the rear garden, flooding the room with natural light and creating a wonderful flow between indoor and outdoor living, while a convenient ground floor WC is also accessed from the kitchen diner. Stairs from the entrance hall rise to the first floor landing, which provides access to all rooms and to useful storage cupboards. The master bedroom is a lovely double room with a window to the front elevation, and benefits from its own en-suite shower room, offering a private and practical retreat. Bedroom two is another well-proportioned double room overlooking the rear of the property, while bedroom three is a versatile single room, ideal as a child's bedroom, nursery or home office. The family bathroom completes the accommodation and is fitted with a panelled bath, WC and wash hand basin, with an obscure window to the side. Outside, the enclosed rear garden has been thoughtfully designed for relaxing and entertaining, and features a fantastic undercover bar area, ideal for summer gatherings with family and friends. Offering a superb combination of stylish presentation, practical living space and a convenient location, an early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Entrance Hall
1.60 x 1.43 (5'2" x 4'8")

Living Room
5.00 x 3.81 (16'4" x 12'5")

Kitchen Diner
2.84 x 4.87 (9'3" x 15'11")

WC
1.57 x 0.90 (5'1" x 2'11")

Landing
1.77 x 2.91 (5'9" x 9'6")

Master Bedroom
2.88 x 3.02 (9'5" x 9'10")

En-Suite To Master Bedroom
1.60 x 1.76 (5'2" x 5'9")

Bedroom Two
2.91 x 2.90 (9'6" x 9'6")



Bathroom
2.11 x 1.70 (6'11" x 5'6")

Bedroom Three
2.58 x 1.91 (8'5" x 6'3")

EPC - B
84/95

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £271 per annum.

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: 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

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.