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Disclaimer Important Notice: In accordance with the Property Misdescribtions 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 sale given as a guide only and should be checked legal astus 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 be checked and confirmed by your solicitor prior to exchange of contracts.

Property or any other fixtures or fittings, Lesse 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.

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Energy Efficiency Graph

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.

## **gniwaiV**





Floor Plan



## **Peterborough Road**

## Crowland, Peterborough, PE6 0BA

Nestled on the desirable Peterborough Road in Crowland, this charming detached bungalow offers a perfect blend of comfort and convenience. With no forward chain, this property is an excellent opportunity for those seeking a spacious and versatile home.

Upon entering, you are welcomed by a generous entrance hall that leads to two well-proportioned double bedrooms, providing ample space for relaxation and rest. The living room is a delightful feature of the home, boasting beamed ceilings that add character and warmth to the space. The modern three-piece suite bathroom is tastefully designed, ensuring both style and functionality. The heart of the home is undoubtedly the refitted kitchen-dining room, which is ideal for entertaining family and friends. This area is perfect for enjoying meals together or simply unwinding after a long day. The property is set on a substantial plot, offering expansive mature gardens both at the front and rear, providing a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The substantial gravel driveway at the front leads to a carport and a single garage, ensuring ample parking for residents and guests alike. Located within easy pedestrian access to local facilities and amenities, this bungalow is perfectly positioned for those who appreciate the convenience of nearby shops and services. This delightful home is not to be missed, offering a wonderful opportunity for comfortable living in a sought-after area.

**Entrance Hall** 4.77 × 1.13 (15'7" × 3'8")

**Living Room** 3.30 × 8.44 (10'9" × 27'8")

Kitchen  $2.67 \times 4.86 \ (8'9" \times 15'11")$ 

**Dining Room** 2.65 × 3.02 (8'8" × 9'10")

Master Bedroom 4.51 × 3.60 (14'9" × 11'9")

**Bathroom** 

 $2.00 \times 3.57 (6'6" \times 11'8")$ 

Bedroom Two

3.59 × 3.59 (11'9" × 11'9") EPC - D

66/82 Tenure - Freehold

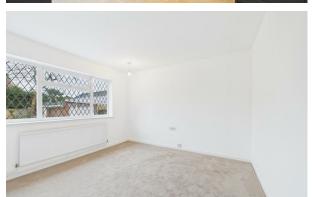
**IMPORTANT LEGAL INFORMATION** 

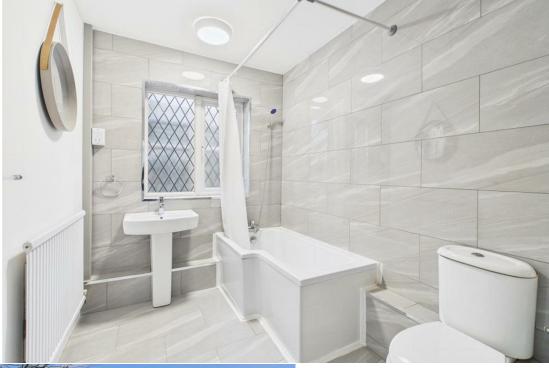




















Parking: Single Garage, Driveway Private Solar Panels: No Water: Mains Electricity: Mains Sewerage: Mains Heating: Gas Mains Internet connection: Cable Internet Speed: up to 78Mbps Mobile Coverage: EE - Great, O2 -Great, Three - Great

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.





