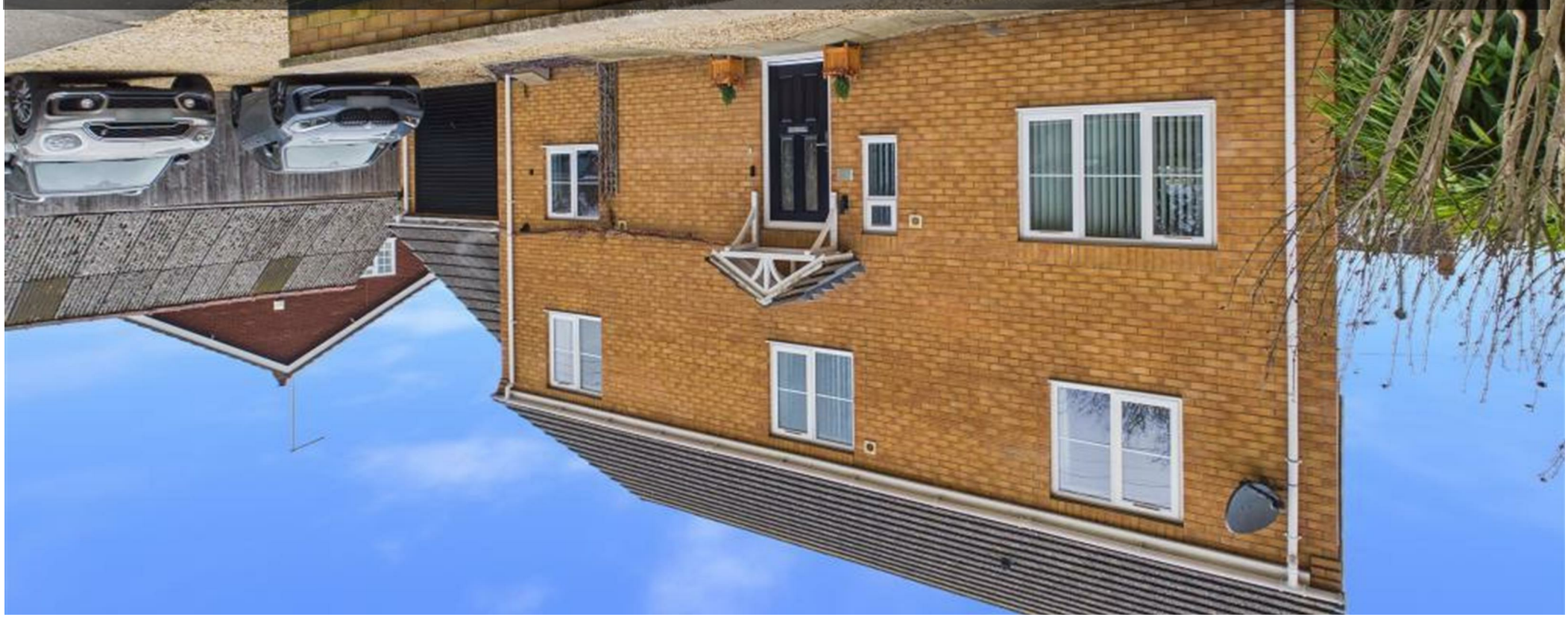


# Hall Street

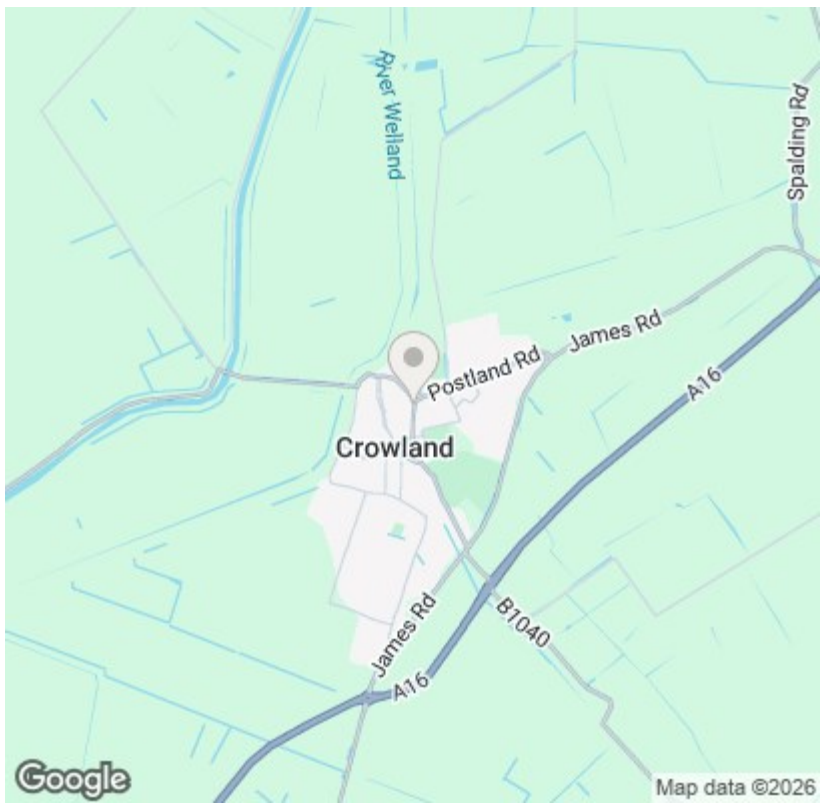
Crowland, Peterborough, PE6 0EW

**Offers In Excess Of £370,000 - Freehold , Tax Band - D**

4 2 1

## Floor Plan

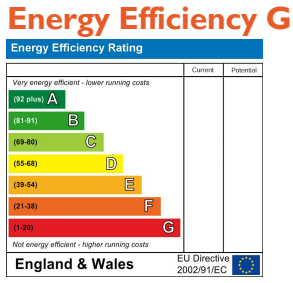
## Area Map




## 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 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 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 licencing 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.

# Hall Street

## Crowland, Peterborough, PE6 0EW

Located in the popular market town of Crowland, close to the town centre and the historic Crowland Abbey, this immaculately presented four-bedroom detached family home offers stylish modern living throughout. Built in 2017, the property features a spacious living room with French doors to the garden and an impressive open-plan kitchen diner with breakfast bar, integrated appliances and bi-folding doors opening onto the west-facing rear garden. Upstairs offers four well-proportioned bedrooms, including a superb principal bedroom with dressing area and ensuite, plus a modern family bathroom. Outside benefits from a generous driveway providing ample off-road parking, an oversized single garage, and a fully enclosed rear garden.

Situated within the highly regarded market town of Crowland, close to the town centre and the historic Crowland Abbey, this immaculately presented detached family home offers beautifully maintained accommodation arranged over two floors. Constructed in 2017, the property combines modern design with stylish finishes throughout, creating an ideal home for contemporary family living. The property is entered via a welcoming and spacious entrance hall, immediately showcasing the high standard of presentation found throughout the home. The well-proportioned living room is a bright and inviting space, featuring French doors that open onto the rear garden and allow natural light to flood the room. At the heart of the home is a superb open-plan kitchen dining room, thoughtfully designed and finished to an excellent standard. The kitchen benefits from integrated appliances and a stylish breakfast bar, providing both practicality and a sociable hub for everyday living and entertaining. Striking bi-folding doors open directly onto the west-facing garden, creating a seamless connection between indoor and outdoor living. A separate utility room adds further convenience and provides internal access to the oversized single garage. To the first floor, a spacious galleried landing leads to four well-proportioned bedrooms. The impressive principal bedroom features a dressing area and a luxurious ensuite shower room, while the remaining bedrooms are served by a beautifully appointed modern family bathroom. Externally, the property continues to impress. A substantial gravel driveway provides generous off-road parking for several vehicles. To the rear, the fully enclosed west-facing garden is attractively arranged with a patio seating area and lawn, offering an ideal setting for relaxing, entertaining, or family enjoyment.
This exceptionally well-presented home, set within one of the area's most sought-after market towns, provides convenient access to local amenities, schooling, and the historic surroundings that make Crowland such a desirable place to live.

**Entrance Hall**
2.72 x 4.23 (8'11" x 13'10")

**WC**
1.38 x 1.13 (4'6" x 3'8")

**Living Room**
5.72 x 3.09 (18'9" x 10'1")

**Kitchen Diner**
2.88 x 7.09 (9'5" x 23'3")

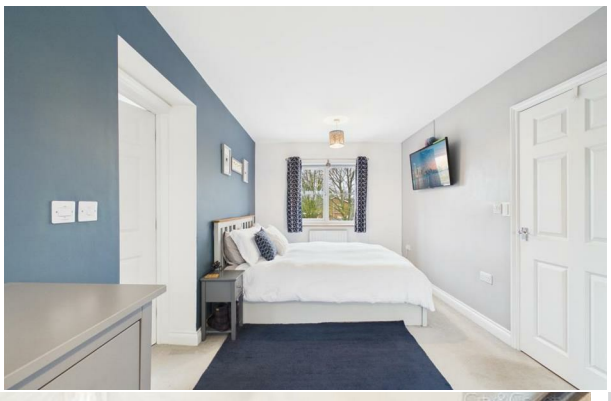
**Utility Room**
1.45 x 2.68 (4'9" x 8'9")

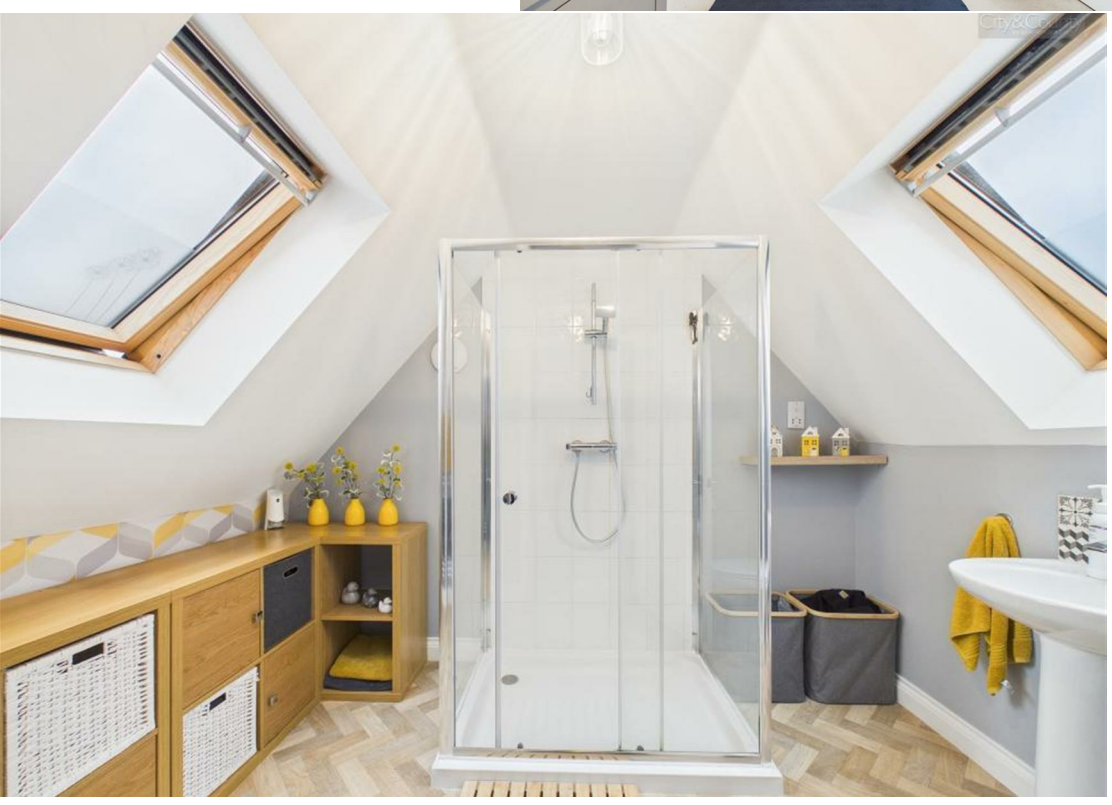
**Landing**
1.04 x 4.83 (3'4" x 15'10")

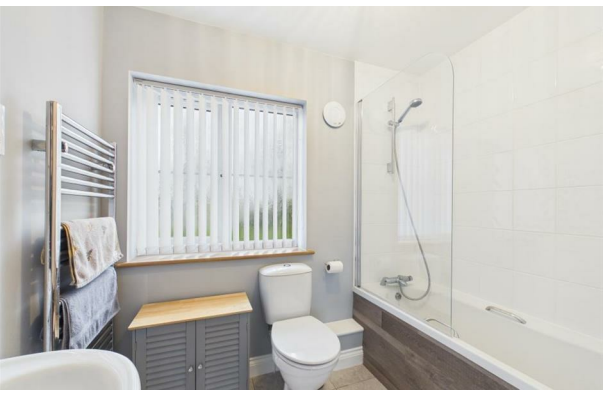
**Master Bedroom**
5.72 x 2.73 (18'9" x 8'11")

**En-Suite To Master Bedroom**
3.11 x 2.66 (10'2" x 8'8")

**Bedroom Two**
3.51 x 3.09 (11'6" x 10'1")







**Bathroom**
1.68 x 2.37 (5'6" x 7'9")

**Bedroom Three**
2.12 x 4.11 (6'11" x 13'5")

**Bedroom Four**
2.13 x 3.30 (6'11" x 10'9")

**Garage**
5.43 x 2.68 (17'9" x 8'9")

**EPC - B**
85/92

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: Lateral Living, Wide Doorways
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: 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: Garage, Driveway Private
Solar Panels: Yes
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - 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.