

Harvester Way

Crowland, Peterborough, PE6 0DA

Offers In Excess Of £270,000 - Freehold, Tax Band - C

3 2 2 C

Floor Plan



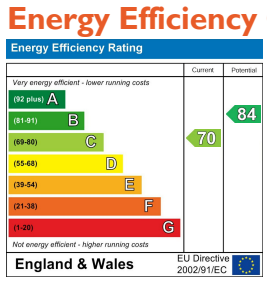
Area Map



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.

Harvester Way

Crowland, Peterborough, PE6 0DA

Nestled in the charming area of Crowland, Harvester Way presents an exceptional opportunity to acquire a delightful detached family home. Originally constructed in 2000, this property boasts over 1000 square feet of well-designed accommodation, complemented by a garage conversion that now serves as a versatile studio, perfect for a home office or creative space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a modern two-piece cloakroom. The bay-fronted living room is a highlight, featuring an elegant archway that seamlessly connects to the separate dining room, creating an ideal setting for family gatherings and entertaining guests. The generous kitchen and utility area provide ample space for culinary pursuits and everyday living. Ascending the carpeted stairs, you will find a landing that leads to three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, ensuring privacy and convenience, while a family bathroom serves the remaining bedrooms. Outside, the property boasts an enclosed rear garden, complete with a patio area, perfect for enjoying al fresco dining or simply relaxing in the sun. Side access leads to the former garage, now transformed into a studio or office area, offering additional flexibility for your lifestyle needs. The front of the property features a driveway that accommodates off-road parking for two vehicles, and an up and over door leading to a convenient storage space. This home is ideally suited for families seeking a blend of comfort and practicality in a peaceful setting. Early viewing is highly recommended to fully appreciate the potential and charm this property has to offer.

Entrance Hall
1.81 x 1.73 (5'11" x 5'8")

WC
0.75 x 1.70 (2'5" x 5'6")

Living Room
3.06 x 3.79 (10'0" x 12'5")

Dining Room
3.06 x 2.75 (10'0" x 9'0")

Kitchen
2.70 x 4.80 (8'10" x 15'8")

Landing
1.84 x 1.34 (6'0" x 4'4")

Master Bedroom
3.14 x 2.96 (10'3" x 9'8")

En-Suite To Master Bedroom
2.71 x 1.54 (8'10" x 5'0")

Bedroom Two
3.11 x 2.87 (10'2" x 9'4")

Bathroom
1.73 x 2.58 (5'8" x 8'5")

Bedroom Three
2.72 x 2.23 (8'11" x 7'3")

Garage
2.61 x 2.66 (8'6" x 8'8")

Studio/Office
2.37 x 1.82 (7'9" x 5'11")

WC



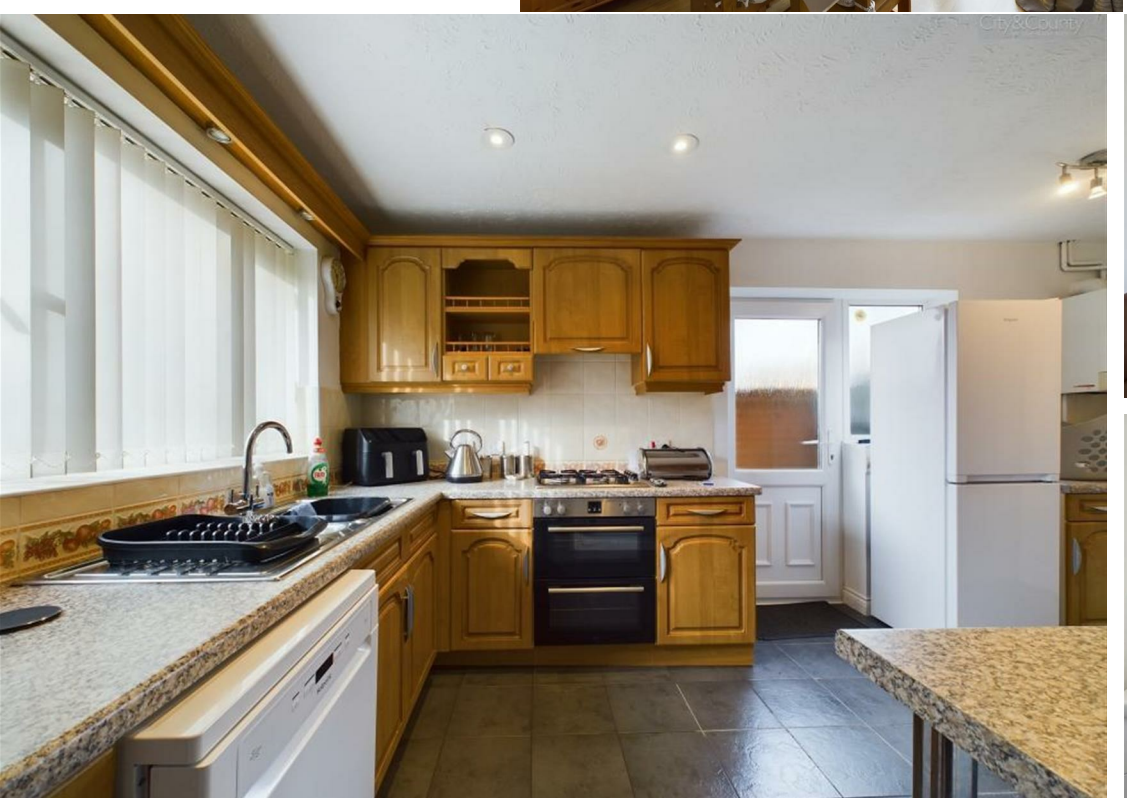


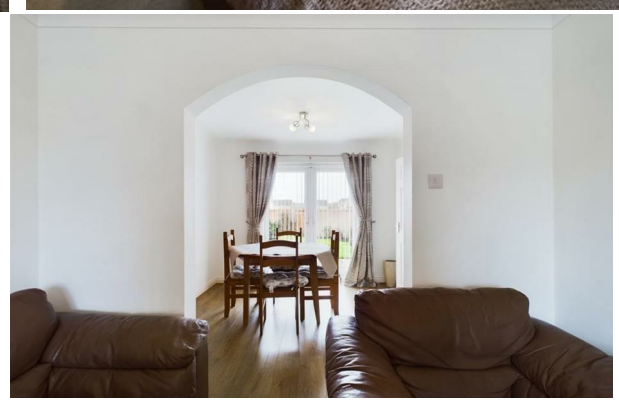




















EPC - C
70/84

Tenure - Freehold

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: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: 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: Yes
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: TBC
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.