

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



## Floor Plan





South Street

Crowland, Peterborough, PE6 0AH

Welcome to your alluring two-storey residence spanning a generous 103sqm. Located in the heart of the popular Market town of Crowland, famous for the impressive Medieval Abbey, local shops services and a health centre are all in within walking distance.

This captivating abode hosts three well-sized bedrooms and two meticulously designed bathrooms. The ground level oozes comfort, featuring two spacious rooms and a fully-equipped, cottage style kitchen designed to cater to your culinary endeavour. The front open plan living/dining room revolves around a cosy log burning stove and fireplace, ideally suited for book-loving enthusiasts or simply for unwinding after a busy day. Just off the kitchen area is a sleek utility/shower room crafted for practicality, refreshment and relaxation. As you make your way upstairs, you'll find the heart of the home, three tranquil bedrooms, tailored to provide you with peaceful slumbering experiences. To seal the deal, you'll find a luxury four-piece suite en-suite bathroom, a haven for pampering and relaxation. Every corner of this dwelling pledges comfort dipped in luxury. Truly, a sanctuary where homely cham meets modern lifestyle! Outside to the rear is an enclosed rear garden incorporating a timber cabin/workshop. The property is being sold with no forward chain. Early viewing advised. Please note the land to the rear of the garden is not included in the sale , vendor is in the process of splitting the title deeds.

Dining Room

2.62 x 3.97 (8'7" x 13'0")



Living Room

5.28 x 3.96 (17'3" x 12'11")

Kitchen

5.13 x 2.76 (16'9" x 9'0")

Shower Room

1.99 x 2.73 (6'6" x 8'11")

Landing

Master Bedroom

4.14 x 4.04 (13'6" x 13'3")

Bathroom

2.58 x 2.71 (8'5" x 8'10")

Bedroom Two

3.56 x 4.04 (11'8" x 13'3")

Bedroom Three

3.81 x 2.70 (12'5" x 8'10")

EPC - D

64/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION  
AWAITING CONFIRMATION

