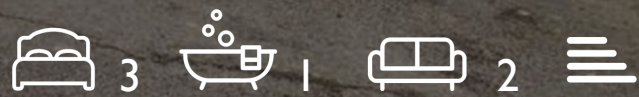




**Broadway**

Crowland, Peterborough, PE6 0AW

**£299,999 - Freehold , Tax Band - C**



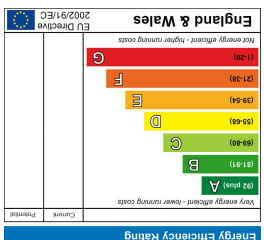
**Floor Plan**



**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**



**Area Map**

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 details, lease 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.

# Broadway

Crowland, Peterborough, PE6 0AV

This well-maintained detached bungalow in the popular market town of Crowland offers spacious and versatile accommodation throughout. Featuring three bedrooms, a bright living room, modern shower room, kitchen breakfast room and a sun lounge overlooking the south-facing garden. Further benefits include ample off-road parking, garage with workshop and cloakroom, plus an additional timber workshop. A wonderful opportunity in a sought-after village location.

Situated in the charming market town of Crowland, near Peterborough, this delightful detached bungalow offers spacious and versatile accommodation in a peaceful setting. Built in the 1960s and lovingly owned by the same family since new, the property is full of warmth, character and potential, making it an ideal choice for families, downsizers or anyone seeking a quieter lifestyle.

Set back from the road, the bungalow benefits from a generous driveway providing off-road parking for three or more vehicles. Inside, a welcoming entrance hall leads through to a bright and spacious living room, perfect for relaxing or entertaining guests. The property offers three well-proportioned bedrooms, alongside a stylish modern shower room. At the heart of the home is a spacious kitchen breakfast room, which opens into a sun lounge with a solid roof, creating a wonderfully light and versatile living space overlooking the garden.

An interconnecting door leads to the garage, which also incorporates a useful workshop area and cloakroom, ideal for storage, hobbies or practical day-to-day use. Outside, the south-facing garden provides a private and sunny retreat, complete with an additional timber workshop for gardening enthusiasts or DIY projects. Combining generous living space, practical features and a sought-after location, this charming bungalow presents a wonderful opportunity to enjoy village life in the picturesque and historic town of Crowland.



**Entrance Hall**  
0.91 x 1.54 (2'11" x 5'0")

**Living Room**  
4.22 x 5.40 (13'10" x 17'8")

**Hallway**  
0.90 x 2.85 (2'11" x 9'4")

**Kitchen Breakfast Room**  
3.13 x 3.17 (10'3" x 10'4")

**Sun Lounge**  
3.45 x 3.41 (11'3" x 11'2")

**Master Bedroom**  
3.81 x 3.31 (12'5" x 10'10")

**Shower Room**  
2.60 x 1.91 (8'6" x 6'3")

**Bedroom Two**  
2.70 x 3.18 (8'10" x 10'5")

**Bedroom Three**  
1.98 x 2.25 (6'5" x 7'4")

**Car Port**  
2.65 x 4.78 (8'8" x 15'8")

**Garage/Workshop**  
2.49 x 7.38 (8'2" x 24'2")

**WC In Garage**  
0.75 x 1.84 (2'5" x 6'0")



**Garden Shed**  
2.74 x 4.11 (8'11" x 13'5")

**EPC - Awaiting**

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: Lateral Living, Level Access Shower, Wheelchair Accessible  
 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: Yes  
 Registered easements: Not Known  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Garage, Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fixed Wireless  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Great, Three - Excellent

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.

