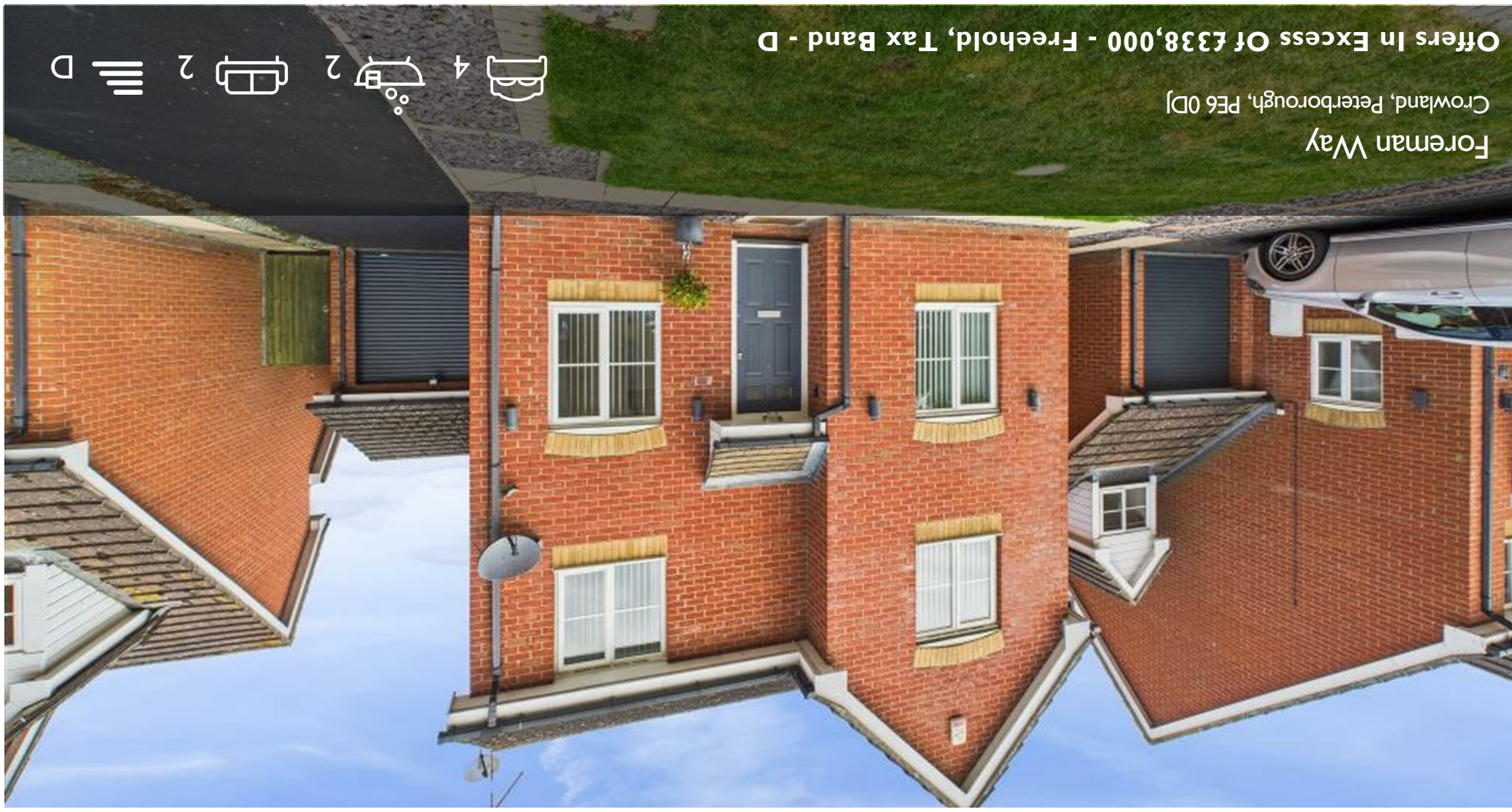


Foreman Way

Crowland, Peterborough, PE6 0DJ

Offers In Excess Of £338,000 - Freehold, Tax Band - D

4 2 2 D

Floor Plan



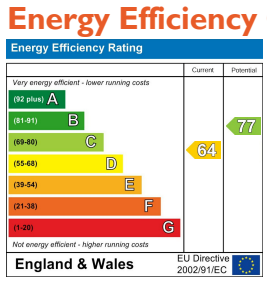
Area Map



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.

Foreman Way

Crowland, Peterborough, PE6 0DJ

Nestled in the charming area of Foreman Way, Crowland, Peterborough, this exceptional detached family home is a true gem. With no forward chain, it presents a wonderful opportunity for those seeking a modern and stylish residence. The property boasts an impressive 1500 square feet of living space, thoughtfully extended to accommodate the needs of a growing family.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two reception rooms, including a versatile study that can also serve as a fifth bedroom. The modern cloakroom adds convenience, while the standout 27ft kitchen/dining room is perfect for family gatherings and entertaining. The living room, enhanced by French doors, seamlessly connects to a contemporary conservatory, creating a bright and inviting family area. The first floor is equally impressive, offering four generously sized double bedrooms. The master suite is a highlight, complete with a stylish en-suite shower room, ensuring privacy and comfort. A well-appointed family bathroom serves the remaining bedrooms, providing ample facilities for all. Outside, the property features an enclosed garden and patio area that backs onto the picturesque Lincolnshire countryside, ideal for alfresco dining and outdoor entertaining. The front of the home includes a driveway with parking for two vehicles, leading to a single garage equipped with an electric roller door. Located within walking distance of local amenities, including shops, a primary school, and a health centre, this home is perfectly positioned for family life. Additionally, residents can enjoy a private green space and children's play area, enhancing the community feel of Foreman Way. Viewing is highly recommended to fully appreciate the high-end living space this property has to offer. The property is being offered with no forward chain.

Entrance Hall
5.10 x 1.00 (16'8" x 3'3")

Study / Bedroom Five
2.29 x 2.14 (7'6" x 7'0")

Cloakroom
0.88 x 2.11 (2'10" x 6'11")

Kitchen Diner
8.24 x 2.90 (27'0" x 9'6")

Living Room
4.88 x 3.28 (16'0" x 10'9")

Conservatory
3.73 x 2.77 (12'2" x 9'1")

Landing
2.21 x 1.76 (7'3" x 5'9")

Master Bedroom
3.72 x 2.59 (12'2" x 8'5")

En-Suite To Master Bedroom
1.54 x 1.93 (5'0" x 6'3")

Bedroom Two
2.85 x 1.66 (9'4" x 5'5")

Bedroom Two
2.12 x 3.30 (6'11" x 10'9")

Bedroom Three
3.36 x 2.81 (11'0" x 9'2")



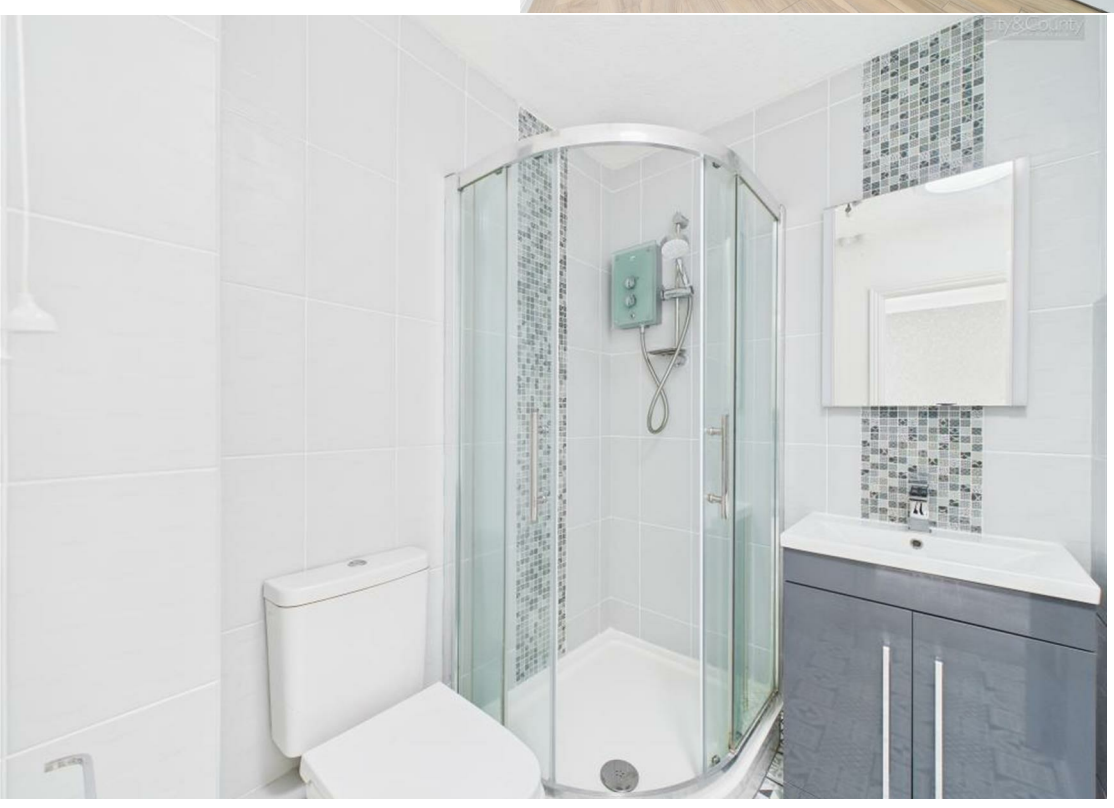






















Bedroom Four
2.82 x 3.47 (9'3" x 11'4")

Bathroom
1.49 x 2.32 (4'10" x 7'7")

Garage
5.62 x 2.65 (18'5" x 8'8")

EPC - D
64/77

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £100 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
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.