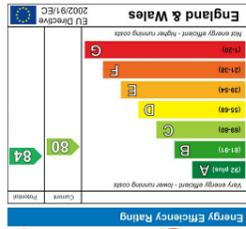


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 other 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



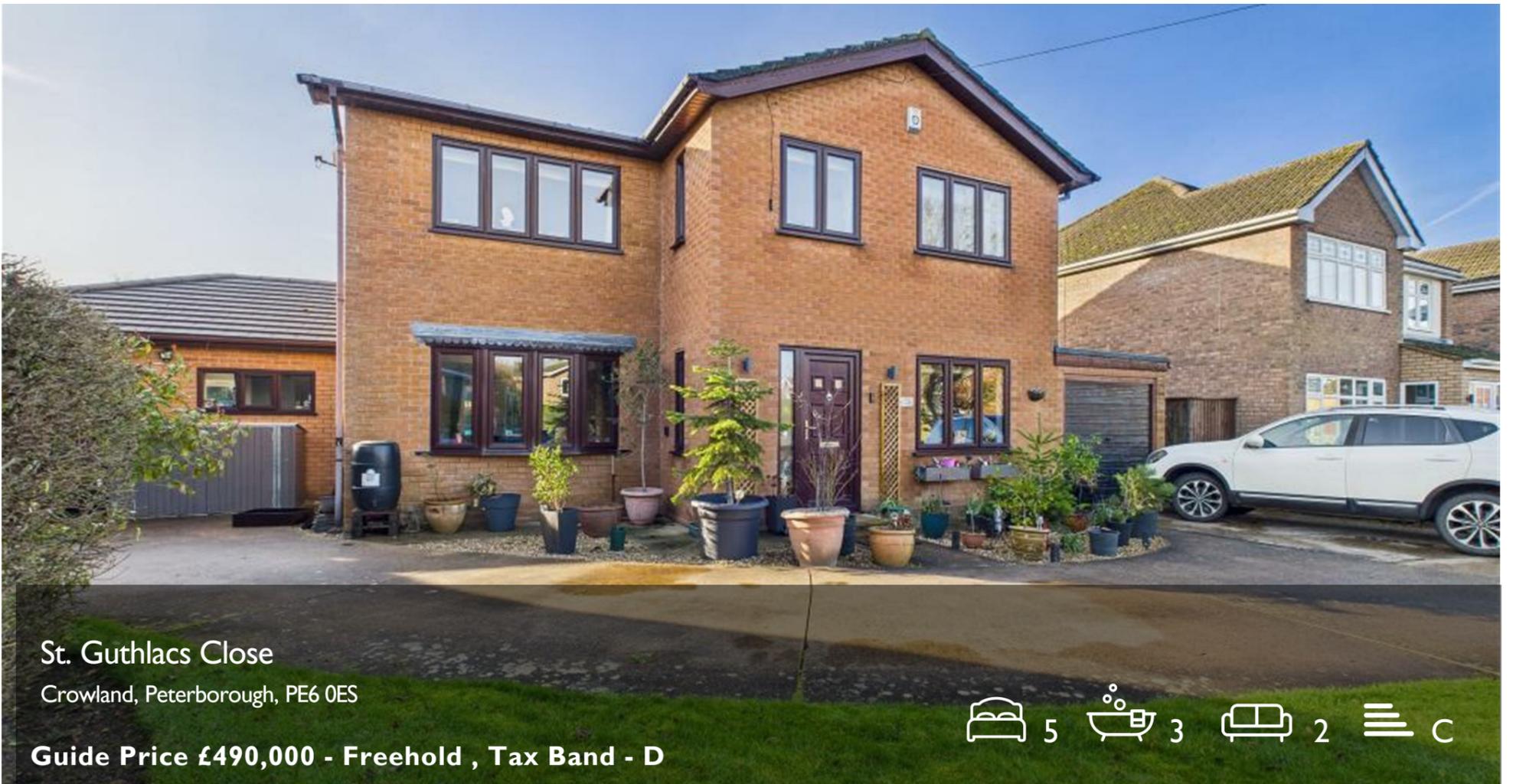
Area Map



Floor Plan

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.

Viewing



St. Guthlacs Close
Crowland, Peterborough, PE6 0ES

Guide Price £490,000 - Freehold , Tax Band - D



St. Guthlacs Close

Crowland, Peterborough, PE6 0ES

Tucked away within the sought-after residential cul-de-sac of St. Guthlac's Close, Crowland, this substantial detached home offers exceptionally versatile and spacious accommodation, perfectly suited to multi-generational living or growing families. Enjoying uninterrupted, picturesque views of the iconic Crowland Abbey, the property effortlessly blends modern comfort with a sense of historic charm.

Originally constructed in 1973 by Allison Homes and subsequently extended and thoughtfully enhanced, the home provides a highly adaptable layout designed to evolve with family needs. An extensive driveway provides generous off-road parking and leads to a single garage, setting the tone for the scale and practicality found throughout. The welcoming entrance hall opens into two generous reception rooms, offering flexible living and entertaining options. The main living room provides a comfortable retreat, while the cottage-style fitted kitchen, complete with a matching island unit, flows seamlessly into a spacious dining area — ideal for both everyday family life and hosting. A range cooker (available by separate negotiation) anchors the kitchen, which is further supported by a large utility/boot room and a convenient ground-floor WC, enhancing the home's practical appeal. The ground floor principal suite forms an impressive sanctuary, featuring a vaulted ceiling, bespoke fitted dressing room and a stylish en-suite shower room. To the first floor, a galleried landing with an open study area reinforces the sense of space and light. Four well-proportioned bedrooms offer excellent flexibility. A guest bedroom enjoys its own open-plan en-suite bathroom with a freestanding roll-top bath, while a contemporary family shower room serves the remaining bedrooms — ideal for extended family arrangements or visiting guests. Externally, the west-facing garden is both private and generous, thoughtfully arranged with a patio, decked seating area and raised vegetable beds. A greenhouse adds further appeal for gardening enthusiasts, while a substantial timber cabin with power and lighting currently functions as a games room but offers excellent potential as a home office, studio, annex-style space or hobby room — further enhancing the property's multi-generational credentials.

Set in a quiet, private cul-de-sac and enjoying one of Crowland's most distinctive outlooks, this impressive home presents a rare opportunity to acquire a flexible, spacious residence in a truly special location, combining lifestyle, comfort and future potential.

- Entrance Hall**
5.00 x 1.96 (16'4" x 6'5")
- Living Room**
6.31 x 3.60 (20'8" x 11'9")
- Kitchen/Dining Room**
8.19 x 3.09 (26'10" x 10'1")
- Utility Room**
4.95 x 2.29 (16'2" x 7'6")
- WC**
1.07 x 1.04 (3'6" x 3'4")
- Master Bedroom**
5.75 x 3.42 (18'10" x 11'2")
- Dressing Area To Master Bedroom**
3.07 x 1.89 (10'0" x 6'2")
- En-Suite To Master Bedroom**
2.58 x 1.82 (8'5" x 5'11")
- Landing**
6.46 x 1.94 (21'2" x 6'4")
- Bedroom Two**
4.76 x 3.16 (15'7" x 10'4")
- Bedroom Three**
3.23 x 3.68 (10'7" x 12'0")



- Bedroom Four**
3.41 x 3.13 (11'2" x 10'3")
- Shower Room**
1.64 x 2.46 (5'4" x 8'0")
- Bedroom Five**
3.00 x 3.05 (9'10" x 10'0")
- Timber Cabin**
3.90 x 6.99 (12'9" x 22'11")
- EPC - C**
80/84

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: 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: Single Garage, Driveway Private
- Solar Panels: Yes - Owned Outright
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- 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.

