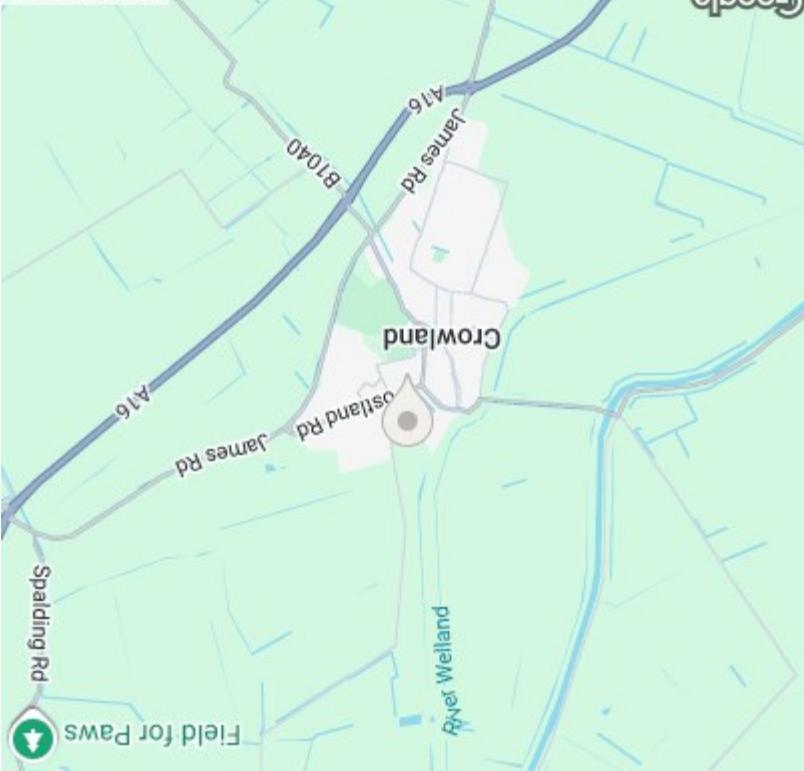


Please Note: If THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterboroughhousingselective-licensing/selective-licensing/>

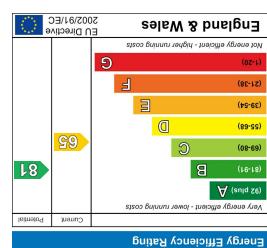
Please note that neither has the Agent prepared these Sales Particulars as a general guide to the availability of any fixtures and fittings or the fixtures and fittings of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documents relating to the property to verify a broad description of the property. Any fixtures and fittings mentioned in the fixtures and fittings schedule or in any schedule of services or fixtures or fittings, 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.

Discriminatory Notes: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to the availability of any fixtures and fittings or the fixtures and fittings 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



Area Map

Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing or further information for this property or require further information.

Viewing



Floor Plan



# Ambury Gardens

Crowland, Peterborough, PE6 0ET

A beautifully extended and remodelled detached family home, set on a generous corner plot within the heart of the popular market town of Crowland. Offering spacious and versatile accommodation, the property features three double bedrooms, two ensuites, and excellent living space ideal for modern family life. Wrap-around gardens, ample parking, and a double garage that complements the home, while the town centre, schools, shops and the historic Crowland Abbey are all within easy walking distance.

Set within the charming Lincolnshire market town of Crowland, this impressive detached home on Ambury Gardens seamlessly blends modern living with traditional character. Originally constructed in the 1970s, the property has since been thoughtfully extended and remodelled to create spacious, versatile accommodation ideally suited to family life or those seeking room to grow. The welcoming entrance hall leads to a convenient cloakroom and opens into the heart of the home: an impressive L-shaped kitchen diner with adjoining breakfast room, perfect for everyday living and entertaining alike. Double doors connect the kitchen to a generous living room featuring a charming fireplace, which in turn flows through to a bright garden room enjoying views over the garden. A separate utility room and pantry further enhance the practicality of the layout. To the first floor, a spacious landing provides access to three well-proportioned double bedrooms. The principal bedroom is a standout feature, offering a dedicated dressing area and a stylish ensuite shower room. A second bedroom also benefits from its own ensuite, while a contemporary family bathroom serves the remaining bedroom. Occupying a desirable corner plot, the property enjoys wrap-around gardens incorporating a greenhouse, pond feature and vegetable garden, ideal for keen gardeners. Gated side access leads to the front where a block-paved driveway provides off-road parking for up to four vehicles. The double garage, fitted with electric doors, adds further convenience, while a rear conservatory/potting area enhances the connection between indoor and outdoor living.

Ideally positioned within walking distance of the historic Crowland Abbey and the town centre, the property is well served by local shops, schools and amenities. Combining generous living space with a picturesque setting, this is a wonderful opportunity to acquire a distinctive and well-appointed family home.

**Entrance Hall**  
1.60 x 1.90 (5'2" x 6'2")

**WC**  
1.16 x 1.03 (3'9" x 3'4")

**Utility Room**  
2.90 x 2.96 (9'6" x 9'8")

**Breakfast Room**  
3.39 x 2.58 (11'1" x 8'5")

**Kitchen Diner**  
2.87 x 8.75 (9'4" x 28'8")

**Living Room**  
3.29 x 4.81 (10'9" x 15'9")

**Garden Room**  
3.45 x 3.61 (11'3" x 11'10")

**Landing**  
4.10 x 0.98 (13'5" x 3'2")

**Master Bedroom**  
3.35 x 4.80 (10'11" x 15'8")

**En-Suite To Master Bedroom**  
0.89 x 1.66 (2'11" x 5'5")

**WC To Master Bedroom**  
1.05 x 0.85 (3'5" x 2'9")

