



Beccelm Drive  
Crowland, PE6 0AG

Guide Price £475,000 - Freehold , Tax Band - E

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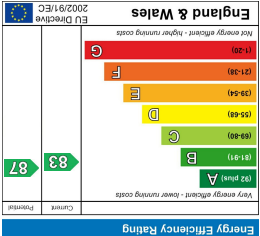
Floor Plan



Area Map



Energy Efficiency Graph



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

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, 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/>



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A beautifully upgraded and extended detached family home located in the popular market town of Crowland, finished to an exceptional standard throughout. The property boasts a luxury bespoke kitchen, multiple elegant reception rooms, and a converted garage offering annexe or home office potential. Five bedrooms, with two benefitting from high-end en-suites, along with a stylish family bathroom. Walk-in wardrobe to the master bedroom. Further benefits include owned solar panels, enhancing energy efficiency and running costs. Externally, the home enjoys a landscaped east-facing garden with jacuzzi hot tub and private parking for multiple vehicles. An impressive, adaptable home ideal for modern family or multi-generational living.

Situated within the sought-after market town of Crowland, this beautifully improved and extended detached family home offers generous and highly versatile accommodation, ideal for modern family living. Originally built in 1998, the property has been thoughtfully enhanced with bespoke upgrades throughout, combining contemporary style with practical design. The welcoming entrance hall provides access to a range of well-proportioned reception spaces, including a study/snug, a spacious living room, and a separate dining room, making the layout perfectly suited for both everyday living and entertaining. At the heart of the home is a luxury fitted kitchen, complemented by a matching utility room and cloakroom. The former garage has been professionally converted into a bespoke office, previously used as a granny annex, offering excellent flexibility for home working or multi-generational living. To the first floor, a galleried landing leads to five generous bedrooms, two of which benefit from luxury en-suite shower rooms. A modern family bathroom and a walk-in wardrobe further enhance the accommodation. Externally, the property enjoys an east-facing rear garden, featuring a patio seating area, jacuzzi hot tub, and a sunken trampoline, creating an ideal space for both relaxation and family enjoyment. To the front, a private driveway provides off-road parking for up to three vehicles. The property also benefits from lapsed planning permission for a further rear extension, offering potential for future enlargement (subject to the necessary consents).

This is a rare opportunity to acquire a spacious, adaptable family home in a desirable location, finished to a high standard throughout.

**Entrance Porch**  
0.91 x 1.83 (2'11" x 6'0")

**Entrance Hall**  
4.32 x 1.65 (14'2" x 5'4")

**Study/Snug**  
2.23 x 2.93 (7'3" x 9'7")

**WC**  
0.95 x 1.82 (3'1" x 5'11")

**Living Room**  
4.62 x 3.74 (15'1" x 12'3")

**Dining Room**  
3.90 x 3.22 (12'9" x 10'6")

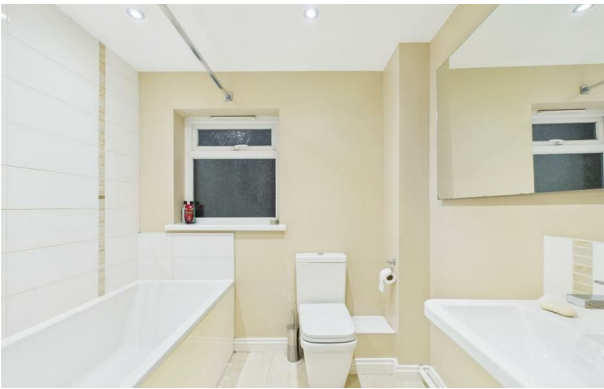
**Kitchen**  
3.23 x 3.49 (10'7" x 11'5")

**Utility Room**  
2.39 x 1.60 (7'10" x 5'2")

**Office**  
5.47 x 2.71 (17'11" x 8'10")

**Landing**  
1.75 x 2.71 (5'8" x 8'10")

**Hallway**  
0.85 x 3.32 (2'9" x 10'10")



**Master Bedroom**  
3.52 x 5.17 (11'6" x 16'11")

**En-Suite To Master Bedroom**  
1.81 x 3.00 (5'11" x 9'10")

**Walk In Wardrobe To Master Bedroom**  
1.83 x 2.04 (6'0" x 6'8")

**Bedroom Two**  
4.26 x 3.28 (13'11" x 10'9")

**En-Suite To Bedroom Two**  
2.67 x 1.81 (8'9" x 5'11")

**Bedroom Three**  
3.38 x 3.44 (11'1" x 11'3")

**Bedroom Four**  
2.45 x 3.26 (8'0" x 10'8")

**Bathroom**  
2.48 x 2.22 (8'1" x 7'3")

**Bedroom Five**  
2.49 x 3.02 (8'2" x 9'10")

**Garage**  
5.64 x 2.60 (18'6" x 8'6")

**EPC - B**  
83/87

**Tenure - Freehold**

**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: 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, Ev Charging Private, Off Street Parking  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: TBC  
Mobile Coverage: TBC

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

