





Harvester Way,Crowland PETERBOROUGH PE6 0DA

william h brown

welcome to

Harvester Way, Crowland PETERBOROUGH

A beautifully presented and exceptionally versatile extended 3-bedroom link-detached family home, situated in the historic and desirable town of Crowland. Offering superb commuter access to Peterborough for direct rail links to London King's Cross, this property combines modern living with fantastic additional space. Offered for sale with no onward chain.















Ground Floor **First Floor**

Total floor area 123.9 m² (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Dining Room

Kitchen

Family Room

Recepton 2 & 3

Cloak Room

First Floor & Storage

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Boarded Lofts:

Outside

Front

Rear

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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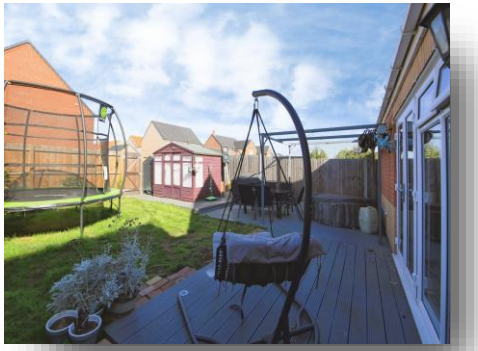
- Extended 3-bedroom link-detached family home
- Converted garage creating two versatile extra reception rooms (ideal for home office, playroom, or gym)
- Extended family room with skylights and patio garden access
- Modern kitchen featuring a pantry and plumbing for both a dishwasher and washing machine
- Two separate standing-height, boarded loft spaces offering extensive storage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123940

The Property Ombudsman

Property Ref:
PCG123940 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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