

Broadway

Crowland, Peterborough, PE6 0AW

Offers In Excess Of £390,000 - Freehold, Tax Band - D

3 2 3 F

Floor Plan



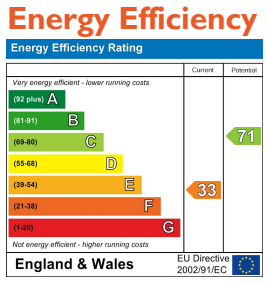
Area Map



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.

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Grosvenor, Crowland – Unique Home with Pool Complex

A highly individual three-bedroom home set in beautifully landscaped Mediterranean-inspired gardens, offered with no forward chain. The property features three reception rooms, a fully fitted kitchen, and a principal suite with en-suite. The outstanding leisure complex includes a heated indoor swimming pool, changing and shower facilities, and a games/snooker room with bar area. Additional outbuildings include a workshop, gym, and summerhouse. Gated driveway, ample parking, and convenient access to Peterborough make this a rare opportunity to acquire a distinctive and versatile home in a tranquil yet accessible location.

Tucked away in a sought-after central position, Grosvenor is a remarkable home of individuality and charm, offering a rare combination of spacious living, stunning gardens, and outstanding leisure facilities. This unique residence has been lovingly curated with inspiration drawn from over twenty five visits to Madeira, reflected in its beautifully landscaped gardens and thoughtfully designed outdoor spaces. Every corner of the property exudes warmth, personality, and a sense of escapism. The interior unfolds across generous proportions, featuring three reception rooms, each with its own distinct atmosphere. The elegant sitting room, complete with feature fireplace and spiral staircase, opens to a bright and sociable family kitchen fitted with an island and range cooker. The adjoining dining room and family room provide perfect spaces for entertaining or relaxing with family. Accommodation includes three bedrooms, with the principal suite occupying the first floor, complemented by an en-suite shower room and bespoke storage. At the heart of the property lies the impressive leisure complex, a true highlight. The heated indoor swimming pool, surrounded by patio doors and non-slip flooring, offers an all-season retreat. The adjoining changing and shower facilities and a large games/snooker room with bar area create an exceptional space for hosting or unwinding in style. Outside, the gardens have been transformed into a tranquil Mediterranean haven, with tiered planters, pergolas, and intimate seating areas that invite relaxation and outdoor dining. The grounds also feature a workshop, gym area, and summerhouse, adding versatility for work or hobbies. Approached via wrought iron gates and a block-paved driveway, the property provides ample parking and a strong sense of privacy.
With its combination of individual design, exceptional amenities, and an inspiring sense of place, Grosvenor stands as one of Crowland's most distinctive homes — a rare opportunity for those seeking something truly special. Probate has been granted.

Entrance Hall
6.81 x 1.36 (22'4" x 4'5")

Lounge
5.57 x 5.74 (18'3" x 18'9")

Kitchen Breakfast Room
3.83 x 6.92 (12'6" x 22'8")

Dining Room
3.81 x 3.32 (12'5" x 10'10")

Sun Lounge
3.50 x 5.99 (11'5" x 19'7")

Bedroom Two
3.60 x 3.60 (11'9" x 11'9")

Bedroom Three/Dressing Room
1.96 x 3.60 (6'5" x 11'9")

Bathroom
2.64 x 2.86 (8'7" x 9'4")

Bathroom
2.51 x 1.83 (8'2" x 6'0")

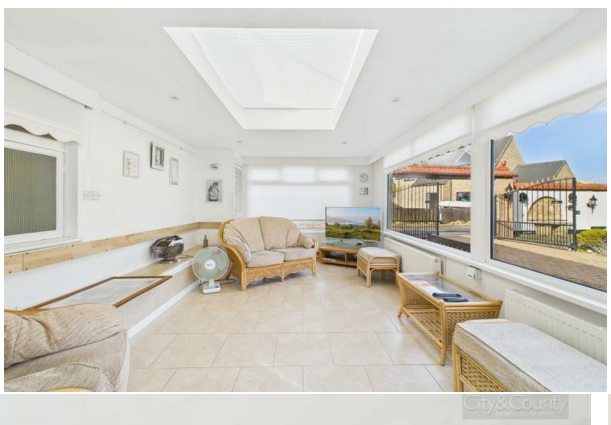


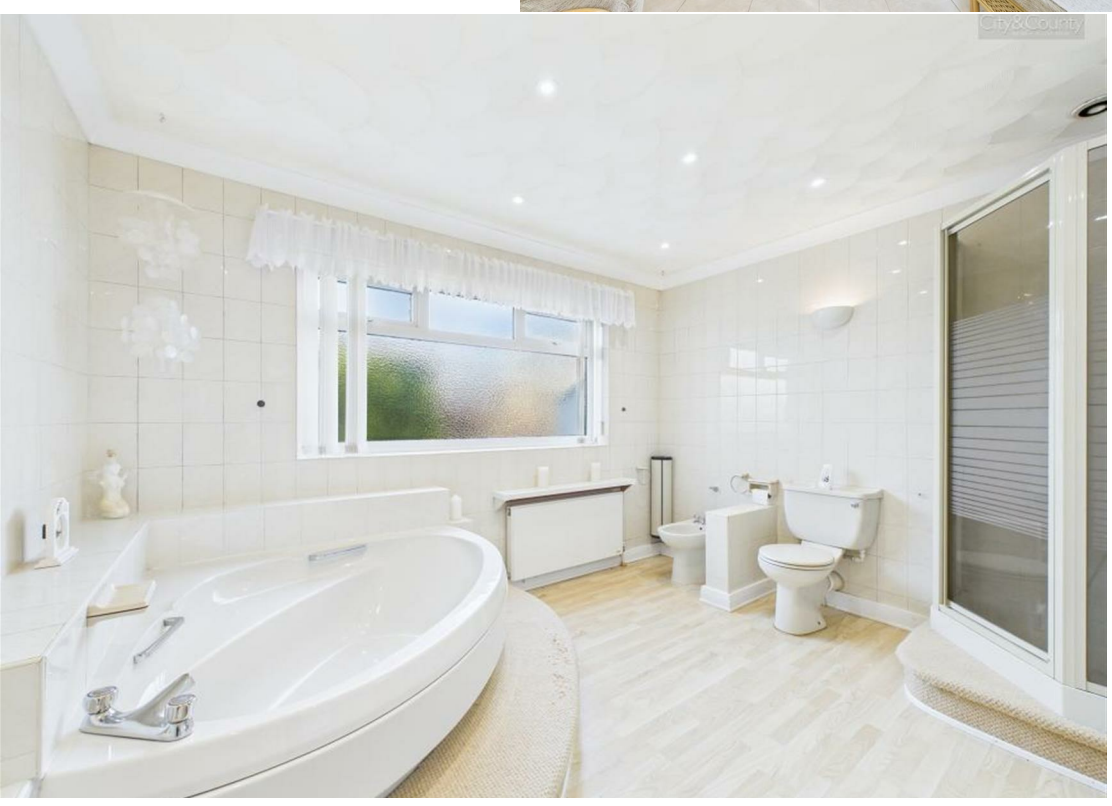


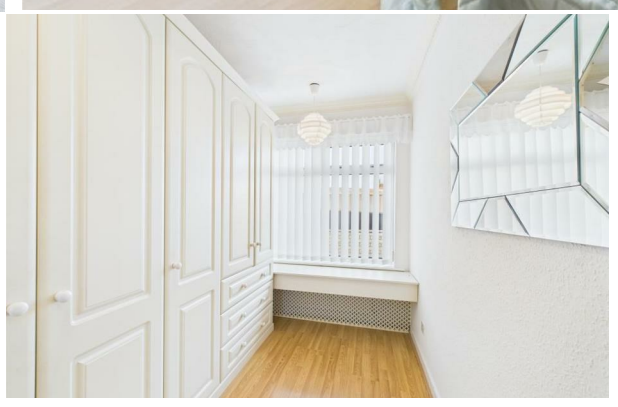














Landing
2.11 x 0.78 (6'11" x 2'6")

Master Bedroom
4.43 x 4.78 (14'6" x 15'8")

En-Suite To Master Bedroom
2.48 x 0.76 (8'1" x 2'5")

Hallway
2.42 x 1.86 (7'11" x 6'1")

Shower Room
1.61 x 1.72 (5'3" x 5'7")

Swimming Pool
13.51 x 7.88 (44'3" x 25'10")

Games Room
5.19 x 7.86 (17'0" x 25'9")

Pump Area
5.03 x 1.58 (16'6" x 5'2")

Utility Room
2.65 x 3.70 (8'8" x 12'1")

Gym
4.89 x 1.97 (16'0" x 6'5")

EPC - F
33/71

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: Yes
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: Driveway Private, Gated Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Lpg
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, Three - Excellent

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





