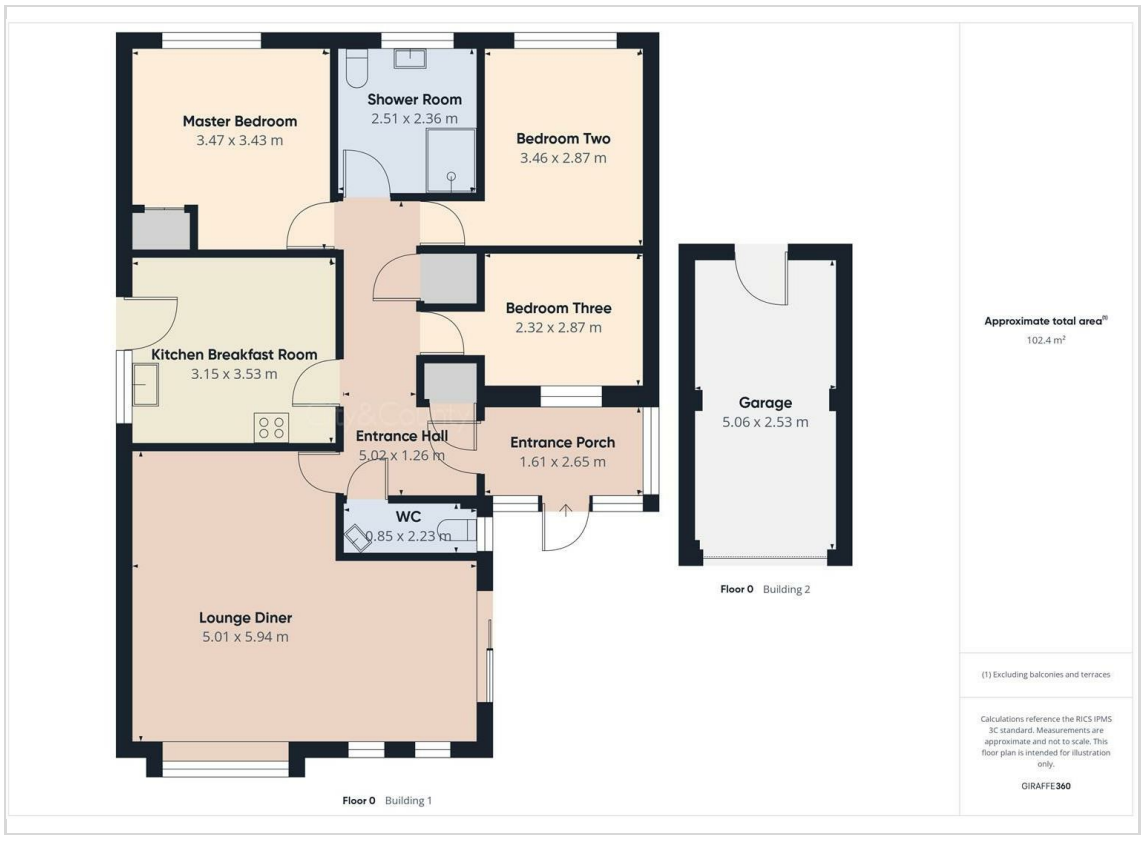


Floor Plan



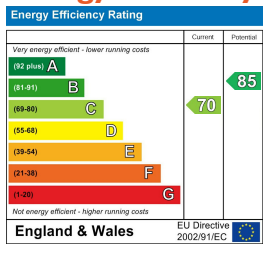
Area Map



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.

Eastlands

Crowland, Peterborough, PE6 0JF

City and County Estate Agents are pleased to offer this well-presented detached bungalow, situated in a quiet cul-de-sac within the historic market town of Crowland. Available with no forward chain, the property offers spacious and versatile accommodation, including an L-shaped lounge/diner, fitted kitchen with breakfast area, three bedrooms, a shower room, and cloakroom.
Further benefits include a double-width driveway, detached garage with electric roller door, and a generous enclosed rear garden with patio and lawn. Improved by the current owners, this home provides comfortable, modern living in a sought-after location.

City and County Estate Agents are delighted to present this charming detached bungalow, quietly positioned within a private residential cul-de-sac in the historic market town of Crowland, Lincolnshire. Offered for sale with no forward chain, this property is ideal for buyers seeking a smooth and speedy move. The accommodation is both spacious and versatile, beginning with a covered entrance porch leading into a welcoming L-shaped hallway. There are three well-proportioned reception areas, including a superb L-shaped lounge/diner with dual aspect windows, creating a bright and airy living space. The property further benefits from a modern two-piece cloakroom, a generous shower room, and three comfortable bedrooms, making it well suited to a range of buyers. The kitchen is fitted with a range of contemporary base and eye-level units, complemented by a matching breakfast area—perfect for everyday dining. The current owners have enhanced the home with upgraded flooring throughout, a gas combi boiler with new cylinder, and digital thermostat controls, providing improved efficiency and modern comfort.
Externally, the property continues to impress. A double-width driveway offers ample off-road parking and leads to a detached single garage featuring an electric roller door and rear courtesy access. The enclosed rear garden is a particular highlight, boasting a patio seating area, a well-maintained lawn, and a timber potting shed, with gated side access to the front.
This attractive bungalow represents an excellent opportunity to acquire a well-maintained home in a desirable and peaceful location. Early viewing is highly recommended.

Entrance Porch
1.61 x 2.65 (5'3" x 8'8")

Entrance Hall
5.02 x 1.26 (16'5" x 4'1")

WC
0.85 x 2.23 (2'9" x 7'3")

Lounge Diner
5.01 x 5.94 (16'5" x 19'5")

Kitchen Breakfast Room
3.15 x 3.53 (10'4" x 11'6")

Master Bedroom
3.47 x 3.43 (11'4" x 11'3")

Shower Room
2.51 x 2.36 (8'2" x 7'8")

Bedroom Two
3.46 x 2.87 (11'4" x 9'4")

Bedroom Three
2.32 x 2.87 (7'7" x 9'4")

Garage
5.06 x 2.53 (16'7" x 8'3")

























EPC - C
70/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower, Wheelchair Accessible, Wide Doorways
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 (answer yes if there are restrictions, eg does not allow pets): 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: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - 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.