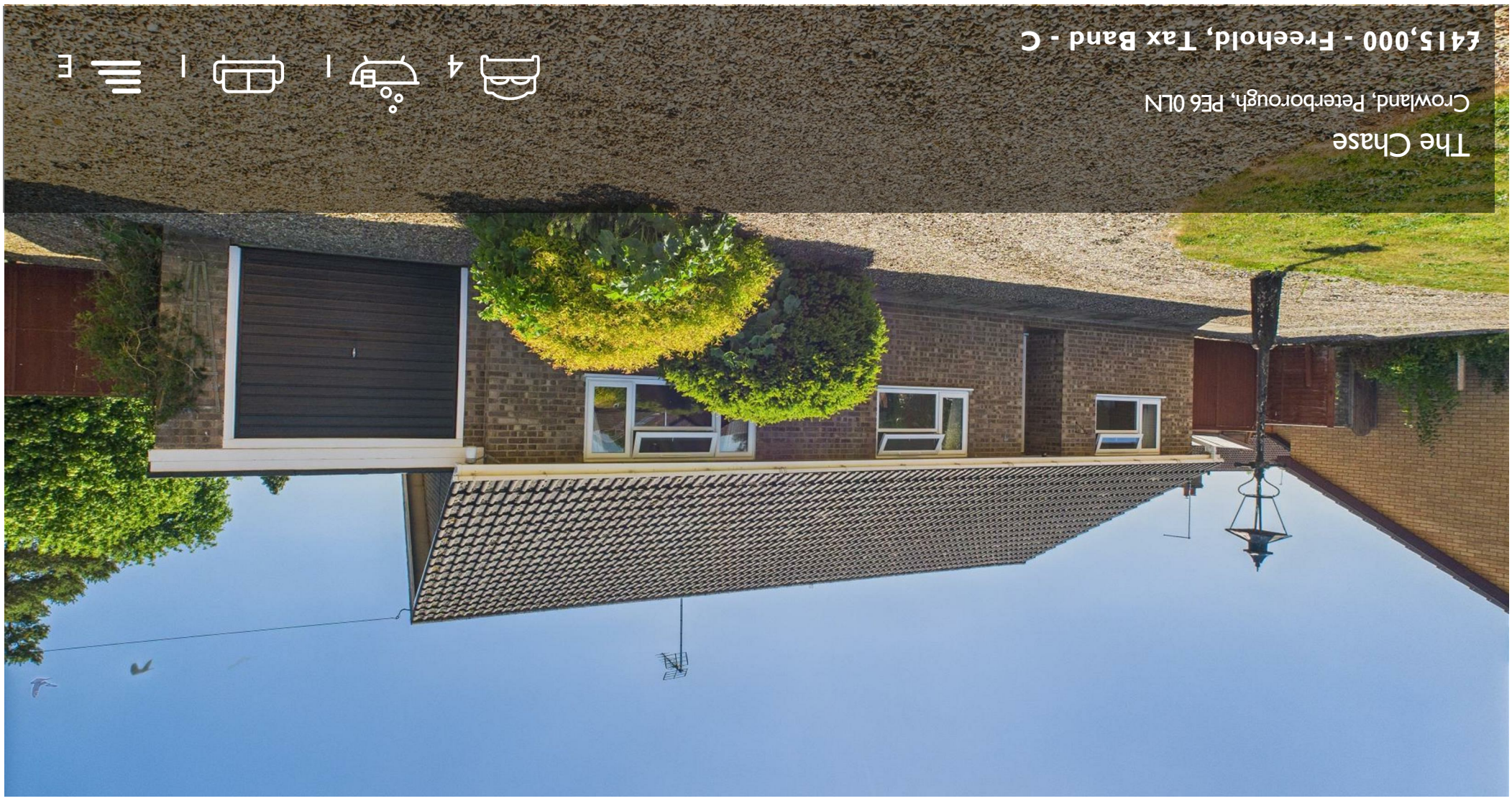


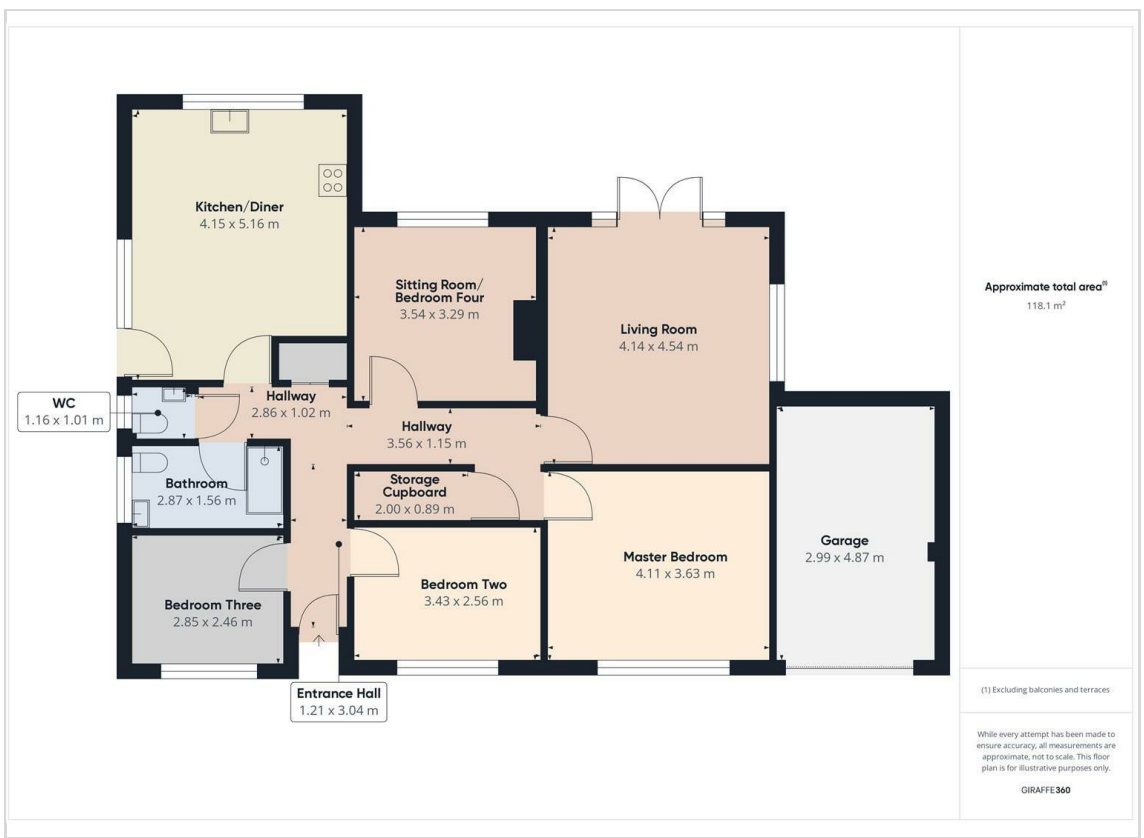
The Chase

Crowland, Peterborough, PE6 0LN

£415,000 - Freehold, Tax Band - C

4 | | | E

Floor Plan



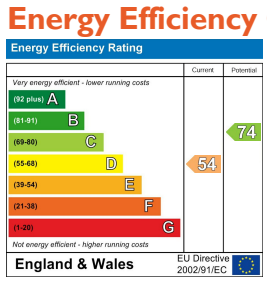
Area Map



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.

The Chase

Crowland, Peterborough, PE6 0LN

Nestled in the desirable area of Crowland, Peterborough, this executive detached bungalow on The Chase is a remarkable find. Presented to an exceptionally high standard, the property boasts a generous plot that combines modern living with the tranquillity of a residential neighbourhood. With easy access to local amenities and convenient transport links to both Peterborough and Spalding, this home is perfectly positioned for both comfort and convenience.

As you approach the property, you are greeted by a large dual entrance driveway, providing ample off-street parking for up to five vehicles. The front lawn adds to the appeal, while a single garage equipped with power and lighting offers additional storage or workspace.
Upon entering, you will find a spacious hallway that serves as a central hub to the main living areas. The modern kitchen/diner has been thoughtfully updated, featuring a range of base and eye-level units, along with integrated appliances including a double oven, hob, fridge freezer, and dishwasher, making it a delightful space for culinary enthusiasts. The main living room is dual aspect, allowing natural light to flood in, and features French doors that open onto the rear garden, seamlessly blending indoor and outdoor living.
The bungalow comprises three well-proportioned bedrooms, with an additional sitting room that can easily serve as a fourth bedroom, providing versatility for families or guests. A three-piece family bathroom and a separate cloakroom enhance the practicality of the home. the loft is fully boarded offering tremendous extension potential .
Stepping outside, the sizeable rear garden is a true sanctuary, offering a high degree of privacy with mature trees and shrubbery. The large patio area is perfect for entertaining or simply enjoying the peaceful surroundings.
The famous Medieval Crowland Abbey is a short walk away as are all the local shops services , a doctors surgery and numerous green spaces and riverside countryside walks.

Entrance Hall
1.21 x 3.04 (3'11" x 9'11")

Hallway
2.86 x 1.02 (9'4" x 3'4")

Hallway
3.56 x 1.15 (11'8" x 3'9")

Kitchen/Diner
4.15 x 5.16 (13'7" x 16'11")

Living Room
4.14 x 4.54 (13'6" x 14'10")

Sitting Room/Bedroom Four
3.54 x 3.29 (11'7" x 10'9")

Master Bedroom
4.11 x 3.63 (13'5" x 11'10")

Bedroom Two
3.43 x 2.56 (11'3" x 8'4")

Bedroom Three
2.85 x 2.46 (9'4" x 8'0")

Bathroom
2.87 x 1.56 (9'4" x 5'1")

WC
1.16 x 1.01 (3'9" x 3'3")

Storage Cupboard
2.00 x 0.89 (6'6" x 2'11")





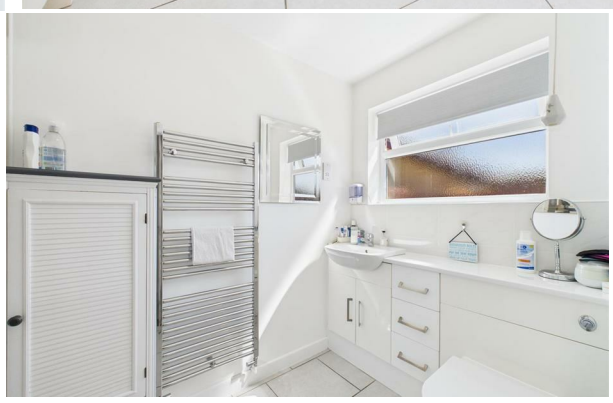




















Garage
2.99 x 4.87 (9'9" x 15'11")

EPC - E
54/74

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 (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: No
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: Oil
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 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.