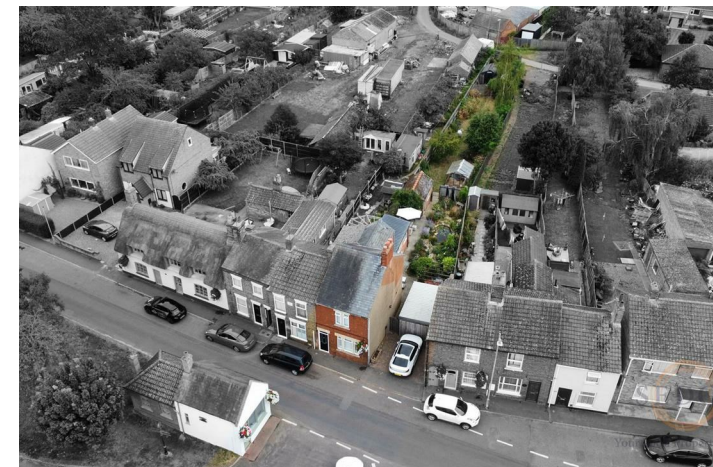




35 NORTH STREET

PETERBOROUGH, PE6 0EG

£260,000
FREEHOLD

Sedge Estate Agents are pleased to present this stunning and well-presented two bedroom semi-detached home, occupying a generous plot in the heart of Crowland. With ample parking, car port, electric charging point, and an extensive rear garden with additional parking and access, this home perfectly balances modern living with character and style.

35 NORTH STREET

- Stunning two bedroom semi-detached home
- Large plot with front parking, car port and EV charging point
- Extensive rear garden with additional parking and rear access
- Modern fitted kitchen with separate utility room
- Dining room open plan to kitchen
- Cosy lounge with front aspect window
- Versatile snug/home office to the rear
- Outbuilding converted into rustic bar/man cave
- View to the historic Crowland Abbey
- Made-to-measure blackout shutters throughout the house



Summary

Ground Floor

Lounge – 3.96m x 3.18m

A welcoming front reception room with window to the front aspect and sliding door, offering a cosy space for relaxation.

Dining Room – 4.14m x 3.18m

Spacious dining area with rear aspect window, open plan to the kitchen, creating the perfect setting for entertaining family and friends. With full fibre broadband

Kitchen – 4.39m x 2.21m

A beautifully modern fitted kitchen with ample worktop and storage space, window to the side, and access to storage cupboard.

Utility Room – 2.59m x 1.47m

Practical utility space with access to WC and rear garden.

WC

With window to side aspect.

Study / Snug / Home Office –

3.45m x 2.31m

A versatile additional reception room, ideal as a snug or at-home office, with side aspect window.

Hallway

Staircase to first floor and access to principal ground floor rooms.

Outbuilding – At Home Bar / Man

Cave – 4.09m x 2.57m

A unique, rustic-style converted outbuilding currently used as a home bar and leisure space, with window to side and separate access door.

First Floor

Bedroom One – 4.06m x 4.24m

Generous double bedroom with window to the front aspect, built-in storage cupboards and plenty of space for wardrobes.

Bedroom Two – 3.94m x 2.26m

A further well-proportioned bedroom with rear aspect window, three storage cupboards and two fitted wardrobes with double

doors.

Bathroom – 3.02m x 2.31m

Modern family bathroom suite with window to the rear aspect, stylishly finished.

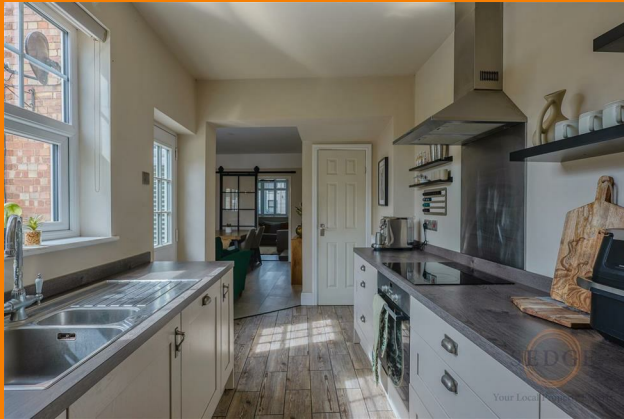
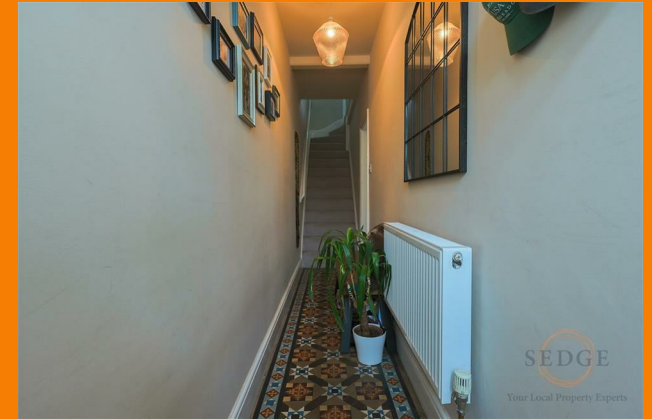
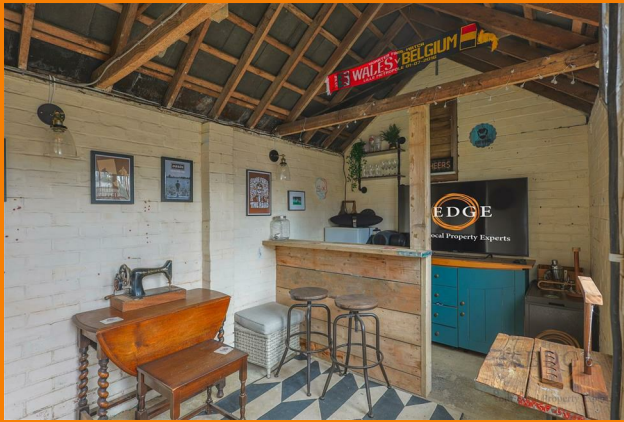
Landing – 3.94m x 2.04m

Providing access to all first-floor rooms.

Outside

The property sits on a large plot with ample parking to the front, car port, and an electric charging point. To the rear, there is an extensive enclosed garden with rear access and additional off-road parking, offering excellent outdoor space. The separate outbuilding provides further versatility as a bar, man cave, or garden room.

35 NORTH STREET





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ADDITIONAL INFORMATION

Local Authority – South Holland

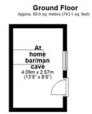
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 111.2 sq. metres (1187.2 sq. feet)
35 North Street



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

