



## 21 St. Guthlacs Close, Crowland, PE6 0ES

**£475,000**

- Five bedroom detached family home in a quiet cul-de-sac location
- Situated close to the centre of Crowland
- Versatile ground floor bedroom with vaulted ceiling and shower room
- Spacious kitchen diner, utility room and separate lounge
- Ample off-road parking, single garage and landscaped rear garden
- Detached log cabin games room for relaxing and entertaining

Situated at the end of a quiet cul-de-sac close to the centre of Crowland, this spacious five bedroom detached family home offers versatile accommodation throughout. Internally, the property comprises an entrance hall, lounge, kitchen diner, utility room and WC, together with a stunning ground floor bedroom featuring a vaulted ceiling and adjoining shower room.

Upstairs, there are four generously sized bedrooms, including one with its own bath and sink, alongside a well-appointed family bathroom. Outside, the property benefits from ample off-road parking, a single garage and a beautifully landscaped rear garden complete with a log cabin games room — perfect for entertaining or relaxing.

The vendors have already found their onward purchase, helping to make for a smoother move.

**Entrance Hall 17'0" x 6'5" (5.20m x 1.96m)**



PVC double glazed entrance door with glazed side panel. PVC double glazed window to side. Skimmed ceiling. Stone tiled flooring with mat well. Stairs to first floor landing. Vertical column radiator. Doors to kitchen/diner and lounge.



**Lounge 20'9" x 11'10" (6.35m x 3.62m)**



PVC double glazed bay window to front. Skimmed ceiling. Vertical column radiator. PVC double glazed French doors to rear.



**Kitchen 9'11" x 14'0" (3.04m x 4.28m)**



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Understairs storage cupboard. Stone tiled flooring. Fitted with matching range of base and eye level units with solid oak work surfaces and tiled splash backs. Island unit with built in storage and breakfast seating. Built in pantry cupboard with shelving and light. Belfast sink with chrome mixer tap over. Free standing Rangemaster cooker. Space and plumbing for dishwasher. Door opening to utility room.



**Dining Room 16'6" x 10'2" (5.04m x 3.10m)**



PVC double glazed window to front. Skimmed ceiling. Stone tiled flooring. Vertical column radiator.



**Utility Room 16'4" x 7'5" (4.98m x 2.28m)**



PVC double glazed windows to side and rear. Skimmed ceiling. Recessed spot lighting. Stone tiled flooring. Vertical column radiator. Fitted base and

eye level units with solid oak work surfaces. Tiled splash backs. Space and plumbing for washing machine and tumble dryer. Belfast sink with chrome mixer tap. Door opening to garden. Door to cloakroom.

### Cloakroom



PVC double glazed window to side . Skimmed ceiling. Fitted toilet. Wash hand basin. Tiled splash back.

### Bedroom 1 18'11" x 11'3" (5.78m x 3.45m)



PVC double glazed window to front and French doors opening to rear. Skimmed and vaulted ceiling. Velux window and recessed spot lights. Vertical column radiator. Vinyl flooring. Door opening to en-suite.



### En-suite 8'5" x 5'11" (2.59m x 1.82m)



PVC double glazed window to side. Skimmed and vaulted ceiling. Velux window. Recessed spot lights. Vinyl flooring. Chrome heated towel rail. Extractor fan. Wall mounted illuminated mirror vanity cabinet. Walk in shower enclosure with glass screen and Mira chrome thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with chrome mixer tap and built in storage.

**Dressing Area 9'5" x 6'2" (2.89m x 1.88m)**



PVC double glazed window to front. Skimmed and vaulted ceiling. Recessed spot lights. Vinyl flooring. Opening to bedroom 1. Fitted wardrobes with shelving and hanging rails.

**First Floor Landing 21'3" x 6'3" (6.49m x 1.91m)**



Skimmed ceiling. Loft access. Archway through to study area.

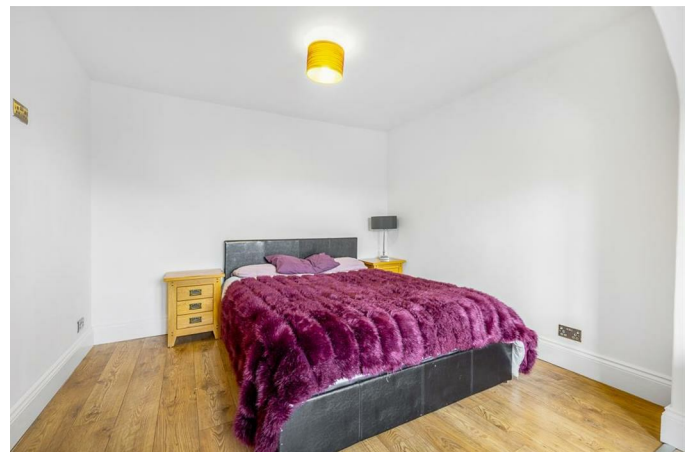


**Study Area**



PVC double glazed windows to front and side. Skimmed ceiling.

**Bedroom 2 9'5" x 10'4" (2.88m x 3.15m)**



PVC double glazed window to front. Skimmed ceiling. Laminate and tiled flooring. Vertical column

radiator. Fitted free standing bath with chrome bath spout. Wash hand basin set in vanity unit with chrome wall mounted mixer tap.



**En-suite 5'1" x 10'2" (1.56m x 3.10m)**



**Bedroom 3 10'7" x 12'0" (3.24m x 3.67m)**



PVC double glazed window to front. Skimmed ceiling. Vertical column radiator. Laminate flooring.

**Bedroom 4 9'10" x 10'0" (3.01m x 3.07m)**



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Vertical column radiator.

**Bedroom 5 11'1" x 10'4" (3.40m x 3.17m)**



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Built in airing cupboard with wall mounted mains gas central heating boiler and hot water cylinder.



**Shower Room 5'4" x 8'0" (1.64m x 2.45m)**



**Outside**



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Chrome heated towel rail. Wall mounted illuminated mirror with shaver point. Walk in shower enclosure with glass screen and rainfall shower head, Mira shower controls. Concealed cistern toilet. Ceramic wash hand basin with chrome mixer tap and built in storage.

The property is situated at the end of a quiet cul de sac close to Crowland's amenities. To the front of the property is a concrete driveway providing off road parking for multiple vehicles. Leading to the entrance door and single garage. Side gated access to the rear garden. The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn with timber deck and patio seating areas. Well stocked borders with plants and shrubs. Raised vegetable beds. Aluminium frame greenhouse. Outside power, light and cold water tap. Timber storage shed. Log cabin games room.

## Timber Cabin/Games Room



Timber construction with PVC double glazed window. Vinyl flooring. Power and light connected. Fitted bar area.



### Property Postcode

For location purposes the postcode of this property is: PE6 0ES

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 +

VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, 8 panels, owned by the property.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the Local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C80

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

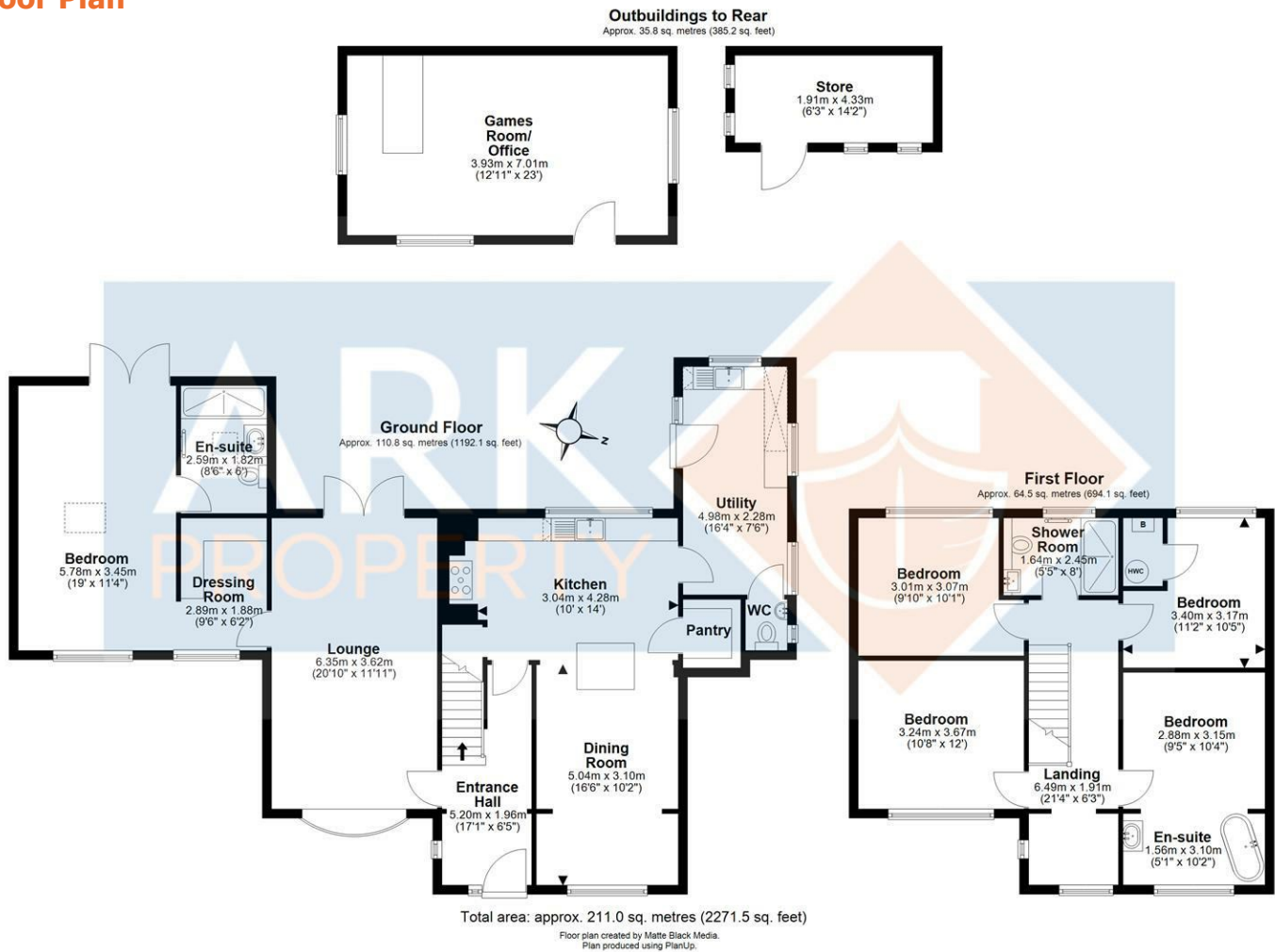




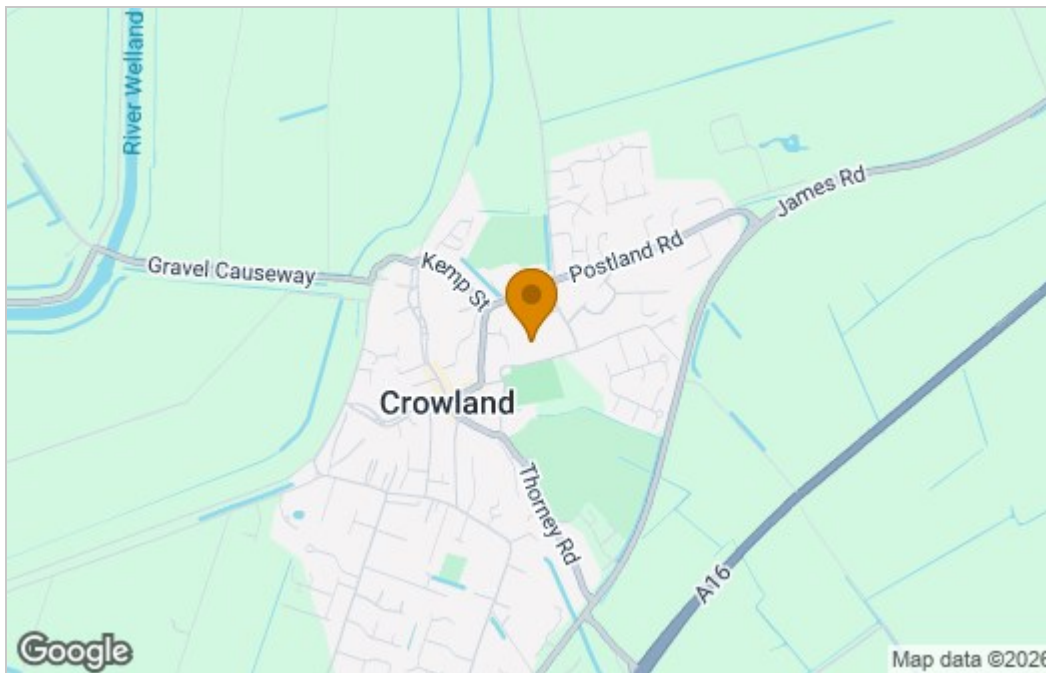




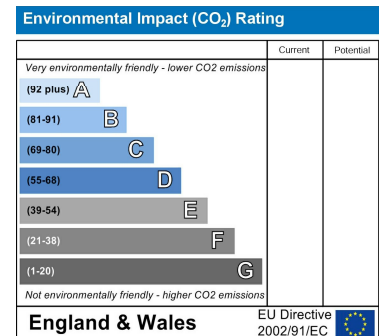
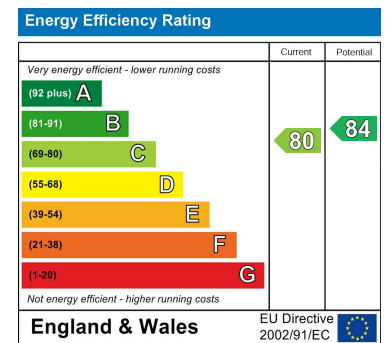
## Floor Plan



## Area Map



## Energy Efficiency Graph



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