



## 2 Ambury Gardens, Crowland, PE6 0ET

**£375,000**

- Beautifully extended and remodelled detached family home on a generous corner plot
- Three double bedrooms, including a principal suite with dressing area and en-suite
- Two en-suite shower rooms plus a contemporary family bathroom
- Spacious living accommodation featuring an L-shaped kitchen/diner, living room with fireplace, and garden room
- Wrap-around gardens with greenhouse, pond, vegetable garden, ample parking, and double garage with electric doors
- Prime location within walking distance of Crowland town centre, local amenities, schools, and the historic Crowland Abbey

A beautifully extended and remodelled detached family home occupying a generous corner plot in the popular market town of Crowland. Offering spacious and versatile accommodation, the property features three double bedrooms, two en-suites, and excellent living space ideal for modern family life. Wrap-around gardens, ample parking, and a double garage further enhance its appeal, while the town centre, schools, shops, and Crowland Abbey are all within easy walking distance.

Originally built in the 1970s, the home has been thoughtfully updated to create a practical and stylish layout. The accommodation includes an entrance hall, cloakroom, impressive L-shaped kitchen/diner with breakfast area, generous living room with fireplace, garden room, utility room, and pantry. Upstairs are three double bedrooms, including a principal suite with dressing area and en-suite, a second en-suite bedroom, and a family bathroom. Outside, the gardens feature a greenhouse, pond, vegetable garden, driveway providing off road parking and a double garage with electric doors. A superb family home in a sought-after location.

### Entrance Hall



Door to front. Stairs to first floor landing.

### Cloakroom



Window to front. Toilet. Wash hand basin.

### Dining Room 15'10" x 9'4" (4.83m x 2.87m)



Window to front. Radiator.



**Kitchen 11'11" x 18'11" (3.64m x 5.78m)**



Window to front and rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space for fridge/freezer. Space and plumbing for dishwasher. Space for Rangemaster oven with extractor hood over. Radiator. Wood effect flooring.



**Breakfast Room**



Window to rear. Radiator.



**Utility Room 9'9" x 9'8" (2.99m x 2.95m)**



Door to side. Base and eye level units with work space over. Sink unit with mixer tap. Space and plumbing for washing machine. Tiled flooring. Built in pantry with shelving. Door to garage.

**Lounge 15'10" x 10'10" (4.84m x 3.32m)**



Window to front. Radiator. Fire surround with electric fire.



**Garden Room 11'11" x 11'4" (3.64m x 3.46m)**



Window to rear. Patio door to side.

**First Floor Landing 6'4" x 13'6" (1.94m x 4.14m)**



Window to front. Built in airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

**Bedroom 1**



Window to front. Radiator. Wash hand basin set in vanity unit.



**En-suite to Bedroom 1**



Window to front. Shower cubicle.

**Toilet to Bedroom 1**



Window to front. Toilet.

**Dressing Room to Bedroom 1**



Window to rear. Radiator. Built in sliding door wardrobes with hanging rails and shelving.

**Bedroom 2**



Window to rear. Radiator.



**En-suite to Bedroom 2 5'11" x 5'11" (1.82m x 1.81m)**



Window to side. Heated towel rail. Corner shower cubicle. Wash hand basin set in vanity unit. Toilet.

**Bathroom 6'3" x 5'6" (1.92m x 1.68m)**



Window to front. Radiator. Panelled bath with shower over and glass shower screen. Concealed cistern toilet and wash hand basin set in vanity unit. Extractor fan.

**Bedroom 3 22'0" x 10'2" (6.73m x 3.10m)**



Window to rear. Radiator.



**Outside**



The front of the property has a block paved driveway providing off road parking leading to the double garage. Enclosed lawn area and pathway leading to the front door. Side gated access to the rear garden.

The side and rear garden is enclosed by timber fencing. Low maintenance mainly laid to patio and gravel. Timber storage shed.



**Double Garage**



Twin up and over doors to front. Power and light connected.

**Conservatory**

Of brick and PVC construction. Sliding doors leading to garden. (Currently used as a laundry room/extended greenhouse).

### Property Postcode

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

### 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: National Grid via Utility Warehouse

Solar Panels: No

Other electricity sources: No

Water supply: East Anglia

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 Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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 South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D65

### 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

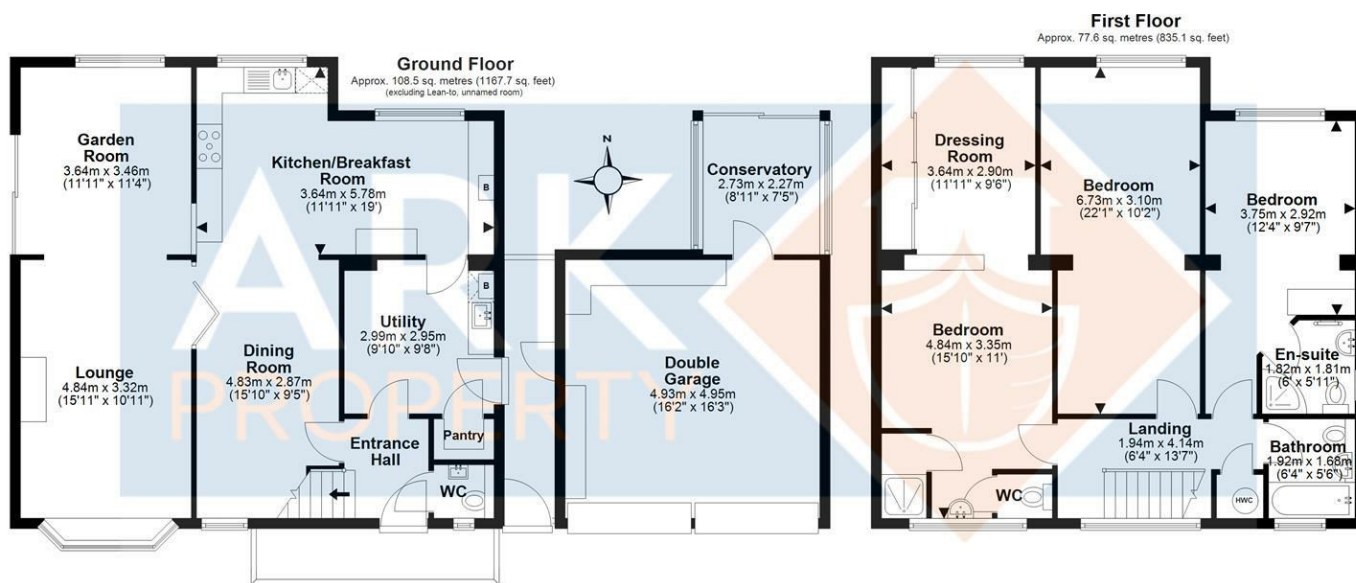
we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality 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.



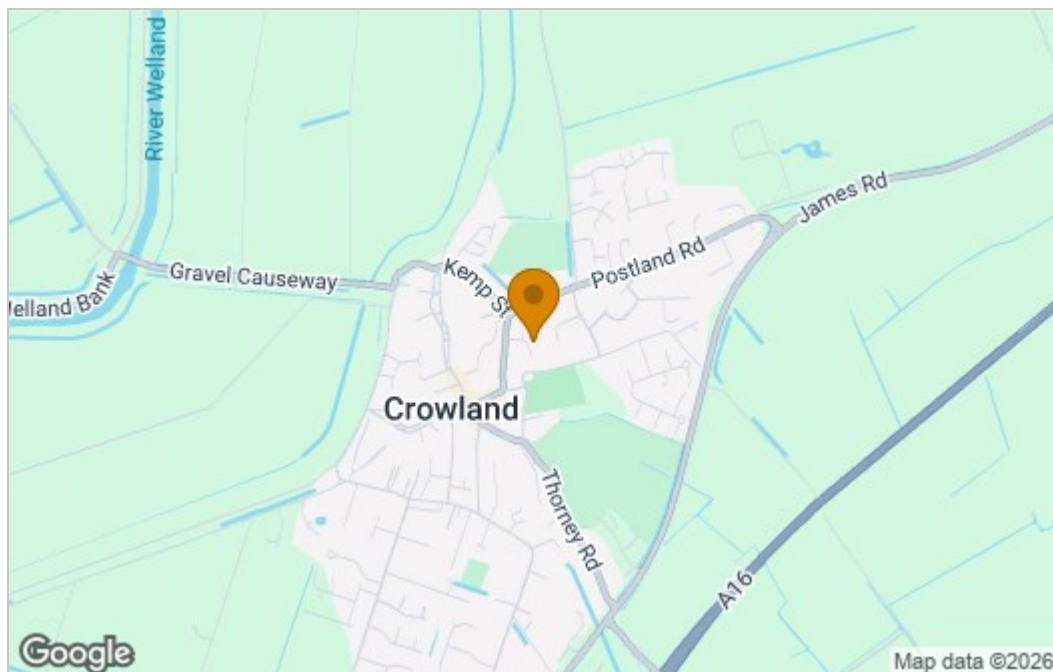
## Floor Plan



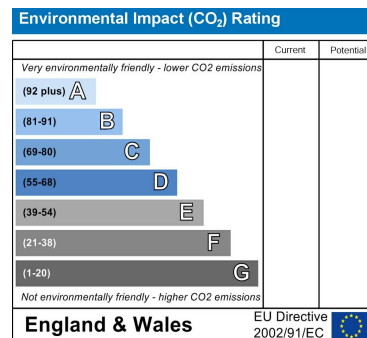
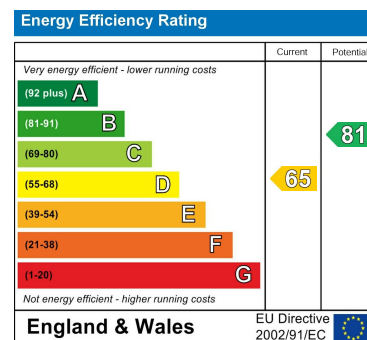
Total area: approx. 186.1 sq. metres (2002.8 sq. feet)

Floor plan created by Mette Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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