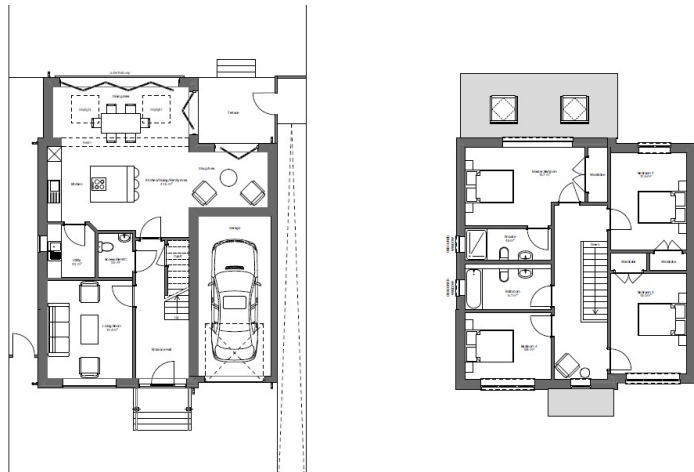




**New Build, Barbers Drove North, Crowland, Peterborough PE6 0BE £475,000**



\*\*\* BRAND NEW FAMILY HOME \*\*\* Coming Soon! Stunning individual detached family home currently under construction in Crowland. The property will be finished to a high specification, Accommodation includes four bedrooms, ensuite to master, family bathroom. Open plan kitchen / dining / family room, utility room, lounge and cloakroom. Single garage. Early reservation advised. Anticipated completion June 2025

### **CROWLAND**

A thriving market town, Crowland supports a population of approximately 4,200 with the majority of the residents living within the town itself. The town is a pleasant mix of older properties surrounding the Trinity Bridge and Croyland Abbey and several large modern housing estates on the edges which overlook the rural landscape. A feature of the town is the many greens in the centre of the streets radiating out from the Trinity Bridge.

There are good transport links to Peterborough and Spalding, both under 10 miles away, which was further enhanced when the new A16 opened.

The town is served by a primary school which achieves outstanding results. The primary school has recently relocated to a larger site offering enhanced facilities. There are also two playgroups located in the town. The health and wellbeing of the residents is taken care of by the local health centre in Thorney Road.

### **RESERVATION**

Choice of Kitchen colours and floorings available for an early reservation.

### **ENTRANCE HALL**

### **LOUNGE**

### **KITCHEN / DINING / FAMILY ROOM**

### **UTILITY ROOM**

### **CLOAKROOM**

### **BEDROOM ONE**

Built in wardrobes

### **ENSUITE**

### **BEDROOM TWO**

Built in wardrobes

### **BEDROOM THREE**

Built in wardrobes

### **BEDROOM FOUR**

### **BATHROOM**

### **OUTSIDE**

To the front of the property is a driveway leading to a single integral garage. Enclosed rear garden with gated access.

### **AGENTS NOTE**

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

