

property details **approval form**

70 Harvester Way, Crowland, PETERBOROUGH, Cambridgeshire, England, PE6 0DA

Date: 15 September 2026

Property Ref and Version: PCG123940 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6-9 Fortune Buildings Cowgate, PETERBOROUGH, Cambridgeshire, PE1

1LR

T 01733 311022 **E** Peterborough@williamhbrown.co.uk

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>> price

£310,000
Tenure: Freehold

>> key features

- > Extended 3-bedroom link-detached family home
- > Converted garage creating two versatile extra reception rooms (ideal for home office, playroom, or gym)
- > Extended family room with skylights and patio garden access
- > Modern kitchen featuring a pantry and plumbing for both a dishwasher and washing machine
- > Two separate standing-height, boarded loft spaces offering extensive storage
- > Primary bedroom with en-suite shower room
- > Landscaped rear garden with spacious decking, lawn, and summer house
- > Prime Crowland location with no onward chain
- > EPC Rating: C

>> short description

This impressive home has been thoughtfully extended and adapted to maximise space and functionality, making it perfect for growing families or home professionals.

>> long description

A beautifully presented and exceptionally versatile extended 3-bedroom link-detached family home, situated in the historic and desirable town of Crowland. Offering superb commuter access to Peterborough for direct rail links to London King's Cross, this property combines modern living with fantastic additional space. Offered for sale with no onward chain.

>> directions

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>> **Agent Note**

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>> room description

Dining Room

A spacious, dedicated dining room providing ample space for family meals and hosting.

Kitchen

Fitted with modern units, featuring a dedicated pantry, and plumbing for both a washing machine and a dishwasher.

Family Room

Set directly off the kitchen, this light-filled extension features ceiling skylights and patio doors opening straight out into the private rear garden

Reception 2 & 3

A major feature of the home, the converted garage now provides two separate reception areas. Highly flexible, these rooms are ideal for a dedicated home office, children's playroom, hobby studio, or utility.

Cloak Room

Convenient ground-floor WC / 2-piece suite.

First Floor & Storage

Bedroom 1

Generous double bedroom complete with a modern en-suite shower room and built-in storage.

Bedroom 2

well-proportioned double bedroom

Bedroom 3

A good-sized single bedroom, ideal as a child's room, nursery, or secondary office.

Bathroom

Contemporary 3-piece bathroom suite.

Boarded Lofts:

A standout feature of the property includes two separate loft spaces, both boarded with standing height, providing exceptional, accessible storage space rarely found in modern homes.

Outside

Front

Driveway providing convenient off-road parking for two vehicles.

Rear

A beautifully landscaped, fully enclosed garden featuring a large decking area perfect for outdoor dining and entertaining, a lawned area, and a summer house.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

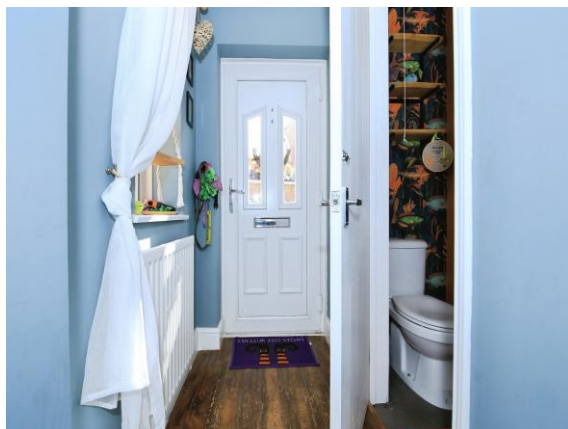
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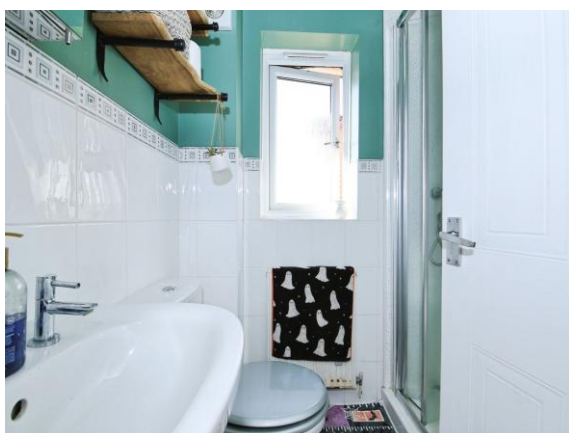
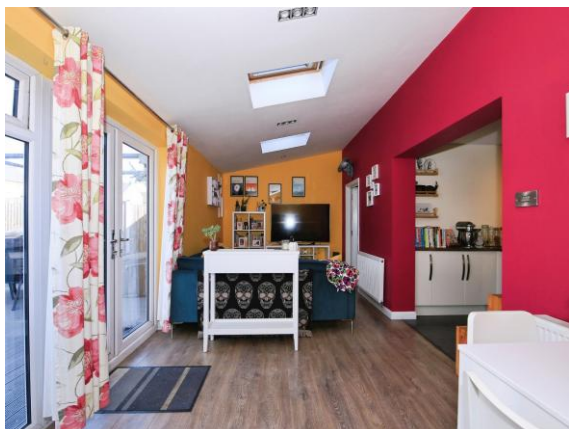
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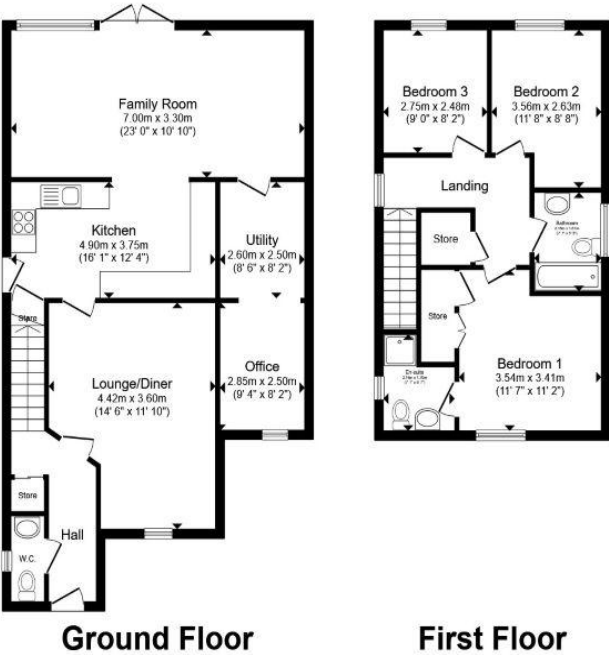
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>> floor plan



Total floor area 123.9 m² (1,334 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Robin Brisley		
Mr & Miss K.&.V. Lichauer & Ruddock		