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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



41 Backgate, Cowbit PE12 6AP

Guide Price £305,000 Freehold

- Detached Bungalow
- 3 Double Bedrooms
- No Chain
- UPVC Double Glazed Windows and Doors
- Viewing Recommended

Well presented 3 bedroom detached bungalow situated in a village location. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, 3 double bedrooms and RECENTLY FITTED wet room. Extensive front and rear gardens. Off-road parking, single garage. No chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

UPVC double glazed door into:

ENTRANCE PORCH

6' 11" x 3' 2" (2.11m x 0.99m) UPVC double glazed windows to both sides, oak effect laminate flooring, obscure UPVC double glazed door with matching full length panels to both sides leading into:

ENTRANCE HALLWAY

6' 3" x 20' 7" (1.91m x 6.28m) Coved and textured ceiling, decorative ceiling rose, centre light point, BT point, radiator, central heating thermostat, smoke alarm, storage cupboard with shelving and coat rails, door to:



LOUNGE

13' 9" x 18' 1" (4.21m x 5.53m) UPVC double glazed window to the front elevation, coved and textured ceiling, decorative ceiling, centre fan light, 4 wall lights, TV point, feature brick fireplace with oak mantle with fitted gas coal effect fire, plinth for TV.

From the Entrance Hallway a door leads into:



KITCHEN DINER

12' 0" x 17' 11" (3.68m x 5.48m) UPVC double glazed window to the rear elevation, open archway leading into Conservatory, coved and textured ceiling, 2 centre spot lights, fitted laminate flooring, radiator, part wood panelling to the walls (to the Dining Area). Fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, under cabinet lighting, integrated Bosch double fan assisted oven, integrated 4 burner gas AEG hob, canopy extractor hood over, inset enamel sink with mixer tap, freestanding fridge, wine storage. Wooden glazed door into:



INNER LOBBY

3' 9" x 7' 1" (1.16m x 2.18m) Wooden double glazed stable door to the rear elevation, skimmed ceiling, centre light point, tiled flooring, door to:

PANTRY

3' 9" x 6' 3" (1.16m x 1.93m) Centre light point, fitted shelving.

From the Inner Lobby a door leads into:



UTILITY ROOM

5' 10" x 12' 1" (1.79m x 3.69m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, fitted base units, worktops over, plumbing and space for washing machine and dishwasher, space for condenser tumble dryer, shelving, wall mounted Worcester Bosch boiler, solid wooden door leading into Garage.

From the Kitchen/Diner an open arch leads into:



CONSERVATORY

9' 4" x 15' 5" (2.86m x 4.72m) Dwarf brick wall and UPVC construction, UPVC double glazed windows (with blinds included) to both sides and to the rear elevation, UPVC double glazed French doors to the rear elevation, tiled flooring, double radiator, centre fan light, rug.



From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 8" x 13' 10" (3.56m x 4.24m) UPVC double glazed window to the front elevation, coved and textured ceiling, laminate flooring, centre fan light, radiator, fitted furniture comprising 2 bedside cabinets and 2 drawer units, wardrobe, dressing table and tall boy unit.

BEDROOM 2

9' 11" x 12' 0" (3.04m x 3.66m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, laminate flooring, 2 double door fitted wardrobes.

BEDROOM 3

10' 1" x 12' 0" (3.08m x 3.67m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

RECENTLY FITTED WET ROOM

6' 11" x 8' 10" (2.11m x 2.71m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fully tiled walls, medicine cabinet, floor standing cabinet, extractor fan. Fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap and storage below, double shower head with thermostatic shower.

EXTERIOR

Dwarf brick wall with gravelled driveway providing multiple off-road parking, extensive lighting. The front garden is laid to lawn with a wide range of mature shrubs and trees.

GARAGE

10' 2" x 15' 9" (3.10m x 4.81m) UPVC double glazed window to the side elevation, up and over door, access to loft space, power and lighting, controls for solar panels.

REAR GARDEN

Wooden side access gate with paved pathways, raised patio area, external lighting, covered pagoda, the garden is mainly laid to lawn with hedged boundaries. Gravelled area with mature shrubs and



trees, fruit garden with apple and pear trees.
Glasshouse. 2 wooden garden sheds.

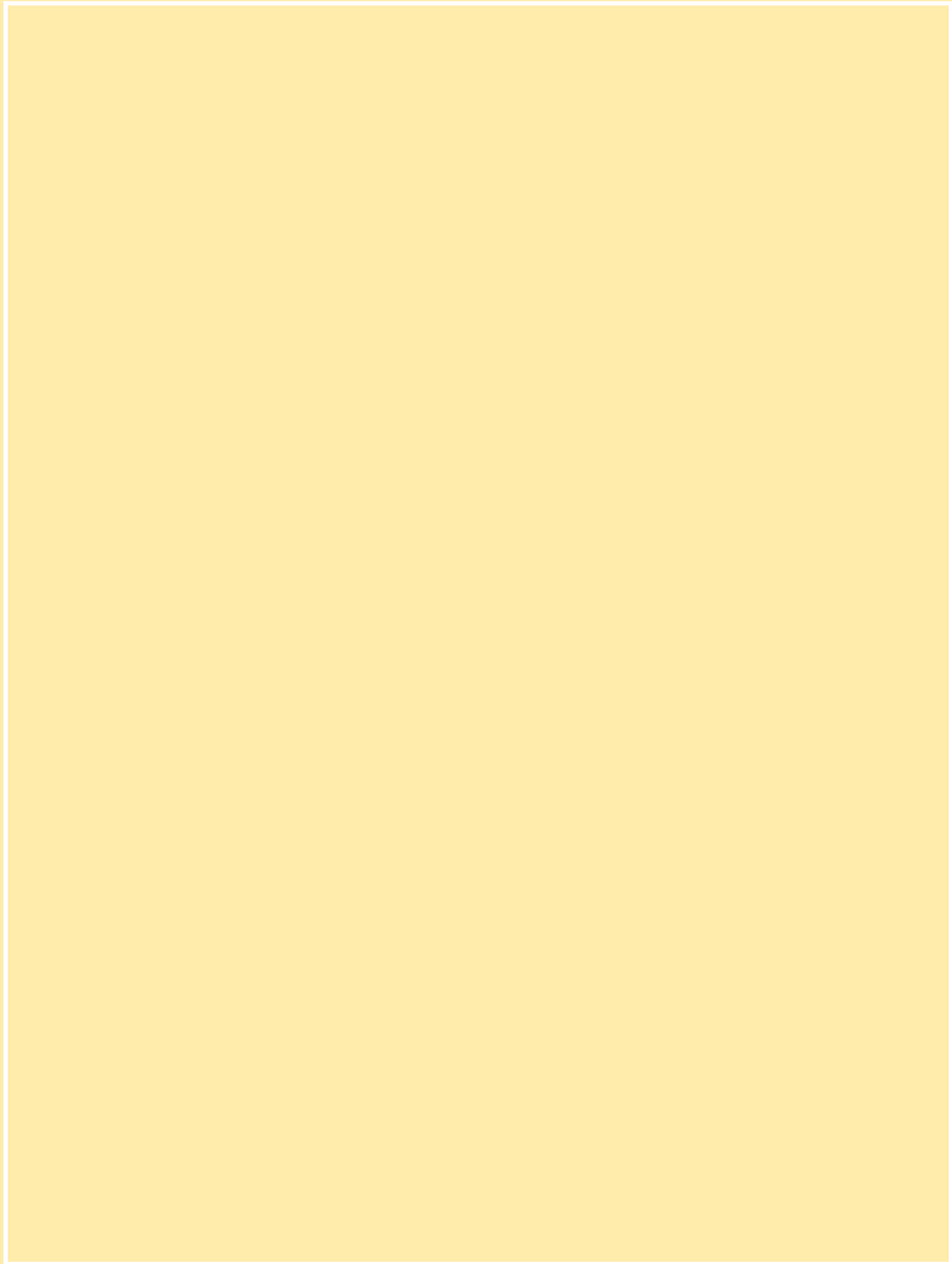
DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 3 miles to the Cowbit roundabout. Take the third exit towards Cowbit and turn left into Backgate where the property can be found on the right hand side.

AMENITIES

Cowbit has a primary school, shop and Church. The Georgian market town of Spalding is 4 miles distant offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 14 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.





THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

COUNCIL TAX Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10863

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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