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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



202 Barrier Bank, Cowbit PE12 6AL

GUIDE PRICE - £275,000 Freehold

- Spacious Property
- Non-Estate Location
- Extensive Off-Road Parking
- Generous Sized Rear Gardens
- No Onward Chain

Spacious detached three bedroom house in non-estate location, convenient for Spalding and Peterborough. Delightful open aspect to the front. Extensive off road parking, garage and superb established, generous sized rear gardens. Well presented throughout - No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Part glazed composite front entrance door leading to:

ENTRANCE PORCH: 7' 6" x 3' 9" (2.30m x 1.15m) Of UPVC construction with windows to the front and side elevations and pitched polycarbonate roof, part glazed inner door to:

RECEPTION HALL: 15' 1" x 5' 10" (4.60m x 1.79m) Modern electric storage heater, door bell chimes, ceiling light, staircase off, telephone point.

LOUNGE: 11' 10" x 14' 2" (3.61m x 4.34m) Coal effect electric fire with decorative surround, UPVC window to the front elevation, coved and textured ceiling, ceiling light with propeller style fan, TV point, modern electric storage heater.

FITTED KITCHEN/DINER: 17' 10" x 10' 10" (5.45m x 3.32m) Extensive range of fitted units comprising base cupboards and drawers beneath wooden worktops with inset single drainer stainless sink unit with monobloc mixer tap, plumbing and space for dishwasher, space for electric cooker, further range of fitted units, eye level wall cupboards and glazed display cabinets, 2 x ceiling lights (one with propeller style fan),



further appliance space, modern electric storage heater, under stairs store cupboard, sliding UPVC doors to:

CONSERVATORY: 13' 0" x 9' 7" (3.97m x 2.94m) UPVC double glazed construction with fitted vertical blinds, pitched polycarbonate roof, 13amp power sockets, pair of UPVC glazed external entrance doors. Also from the kitchen/diner door to:

UTILITY ROOM: 8' 5" x 5' 10" (2.59m x 1.79m) Plumbing and space for washing machine, further appliance space, worktop with insets stainless steel sink unit with monoblock mixer tap, modern electric storage heater, UPVC windows to the rear and side elevations, ceiling light, half glazed UPVC external entrance door, door to:

SHOWER ROOM: 8' 6" x 2' 9" (2.60m x 0.86m) Tiled shower cubicle with Triton shower, rail and curtain, low level WC with push button flush, recessed ceiling lights, obscure glazed UPVC window. From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING: 8' 2" x 7' 11" (2.49m x 2.42m) Modern electric storage heater, access to loft space, coved and textured ceiling, high level UPVC window to the side elevation, door off to:

BEDROOM 1: 11' 2" x 10' 2" (3.42m x 3.10m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light.

BEDROOM 2: 13' 3" x 10' 0" (4.04m x 3.05m) UPVC window to the front elevation, coved and textured ceiling, ceiling light.

BEDROOM 3: 9' 4" x 7' 11" (2.86m x 2.42m) Fitted eye level wall cupboards, coved and textured ceilings, ceiling light, modern electric heater, UPVC window to the front elevation.

BATHROOM: 7' 9" x 7' 9" (2.38m x 2.38m) Recently fitted three piece white suite comprising panel bath with mixer tap and Triton shower over, tiled surround, pedestal wash hand basin, low level WC with push button flush, shaver point, coved and textured ceiling, electric fan heater, heated towel rail, built in airing cupboard, obscure glazed UPVC window to the rear elevation.

EXTERIOR: At the front of the property there is an extensive gravelled driveway and turning bay with multiple parking, shaped stocked border with shrubbery and plants, a attractive hedge to the front boundary and a delightful view across the Cowbit Wash (open farmland). The driveway in turn leads to:

ATTACHED GARAGE: 15' 7" x 8' 7" (4.77m x 2.63m) Up and over door, concrete floor, obscure glazed side window, fuse box, ceiling light, power points. Access gates to either side of the property each leading round to:

ESTABLISHED PRIVATE REAR GARDENS: These being of generous dimensions and including an extensive, paved patio with steps down to a further paved patio area, raised planters, shaped stocked borders with a variety of plants, shrubs and flowers, sunken shaped fishpond with water feature. Beyond this a neat trimmed hedge, partly obscuring a neat 'secret' garden with paved seating area, stocked borders, large store shed, dose boarded timber fencing to the side and rear boundaries.

DIRECTIONS: From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 3 miles to the Cowbit roundabout. Take the 3rd exit onto Stonegate then after a short distance, take a left hand turning onto Backgate. Proceed to the T junction turning right onto Barrier Bank and the property is situated after a short distance on the right hand side indicated by the Agents For Sale sign and overlooking open farmland.

AMENITIES: There is a shop, primary school and Church within the village. The centre of Spalding is approximately 4 miles distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 14 miles to the south with access to the A1 and a fast train link with London King's Cross, minimum journey time 46 minutes.





TENURE

Freehold

SERVICES

Mains water, electricity and drainage. Modern economy seven electric heating system. The Agents are advised that gas is now available in Cowbit village.

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

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 16059

ADDRESS: R. Longstaff & Co. LLP, 5 New Road, Spalding, Lincolnshire, PE11 1BS

CONTACT

T: 01775 766766 E: spalding@longstaff.com
www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		