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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Mill Drove South, Cowbit PE12 6FS

GUIDE PRICE - £239,995 Freehold

- No Onward Chain
- Superbly Presented
- 2 Bedrooms
- Low Maintenance Gardens
- Viewing Recommended

Superbly presented, modern 2 bedroom bungalow ideally situated for the A16 for onwards access to Spalding and Peterborough. Offered with No Onward Chain. Entrance hall, lounge diner, kitchen, 2 bedrooms and shower room. Garage, off road parking and low maintenance gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Obscure UPVC double glazed door to the side elevation with matching full length obscure glazed panel to the side leading into:

ENTRANCE HALLWAY

9' 0" x 10' 1" (2.75m x 3.08m) Coved and textured ceiling, 2 centre light points, access to loft space, smoke alarm, electric storage heater, storage cupboard off housing hot water cylinder with slatted shelving, alarm control panel, central heating controls.

From the Entrance Hallway a door leads into:

LOUNGE DINER

13' 0" x 18' 5" (3.98m x 5.62m) UPVC double glazed window to the side elevation, UPVC double glazed box bay window to the front elevation, coved and textured ceiling, 2 centre light



points, 2 electric storage heaters, TV point, telephone point, feature marble fire replace with marble insert and hearth with fitted log effect electric fire, solid oak flooring.

From the Entrance Hallway via a glazed door into:

KITCHEN

8' 9" x 11' 5" (2.69m x 3.48m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation with glazed panels, coved and textured ceiling, centre strip light, tiled laminate flooring, fitted with a wide range of oak base, eye level and drawer units, wine storage, slot-in Belling electric cooker with Electrolux stainless steel canopy extractor hood over, space for fridge freezer, plumbing and space for washing machine, inset one and a quarter bowl sink with mixer tap, wall mounted electric consumer unit board.

SHOWER ROOM

5' 8" x 7' 1" (1.74m x 2.18m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, inset LED lighting, tile effect laminate flooring, coved and textured ceiling, inset downlighters, fully tiled walls, stainless steel heated towel rail, Dimplex wall mounted heater, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower cubicle with fitted Triton power shower over.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

8' 9" x 13' 1" (2.67m x 3.99m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, electric storage heater.

BEDROOM 2

9' 1" x 9' 8" (2.78m x 2.97m) UPVC double glazed window to the side elevation, coved and textured ceiling, electric storage heater, TV point, fitted oak effect laminate flooring.

EXTERIOR

To the front of the property there is a gravelled driveway and further gravelled area with a wide range of shrubs and trees. Paved pathways to the side elevation leading into the side and rear gardens via a access gate. The side garden has fenced boundaries and low maintenance garden with patio and gravelled areas, shrub borders, cold water tap, external lighting. 2 wooden garden sheds, further gravelled area and shrub borders to the rear.

ATTACHED GARAGE

Up and over door, power and lighting.

DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road and continue for approximately 3.5 miles to the Cowbit roundabout, take the third exit signposted Cowbit and then take the first right hand turning into Mill Drove South where the property can be found on the left hand side.

AMENITIES

There is a primary school, village store and Church within the village of Cowbit. The well served market town of Spalding is approximately 4 miles to the north and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, the innovative water taxi service and, on the eastern outskirts, the Springfields Retail Outlet/Festival Gardens. Peterborough is 14 miles distant offering a fast train to London's Kings Cross minimum journey time 50 minutes.

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

Band B

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.

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