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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



119 Willow Court, Cowbit, PE12 6GF

GUIDE PRICE - £225,000 Freehold

- 3 Bedroom Semi-Detached House
- Gas Central Heating
- Enclosed Rear Gardens
- En-Suite to Master Bedroom
- Garage, Off-Road Parking

Superbly presented semi-detached house constructed by local reputable builders, Ashwood Homes. Situated ideally for access to Peterborough and Spalding, via the A16. Entrance hall, cloakroom, kitchen diner and lounge to the ground floor; 3 bedrooms, en-suite and bathroom to the first floor. Garage, off-road parking and enclosed rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm canopy porch with a composite door with obscure glazed panel leading into:

ENTRANCE HALLWAY

Skimmed ceiling, centre light point, smoke alarm, laminate plank flooring, electric consumer unit board, double radiator, under stairs storage area, staircase leading to first floor. Door to:

CLOAKROOM

Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, vinyl plank flooring, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.



KITCHEN DINER

18' 7" x 8' 6" (5.67m x 2.61m)

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, inset LED lighting, smoke alarm, vinyl plank flooring, fitted with a wide range of base and eye level units with work surfaces over, integrated Bosch induction hob with glass splashback and stainless steel canopy Bosch extractor hood over, integrated stainless steel fan assisted oven, plumbing and space for automatic washing machine, integrated Bosch dishwasher, inset stainless steel one and a quarter bowl sink with mixer tap and drainer, integrated fridge freezer, space for tumble dryer, double radiator.

From the Entrance Hallway a door leads into:

LOUNGE

9' 8" x 16' 3" (2.96m x 4.96m)

UPVC double glazed window to the front and rear elevations, skimmed ceiling, 2 centre light points, 2 double radiators, TV point, telephone point.

GALLERIED FIRST FLOOR LANDING

Skimmed ceiling, centre light point, smoke alarm.

MASTER BEDROOM

14' 8" x 12' 0" (4.48m x 3.66m)

2 UPVC double glazed windows to the front elevation, skimmed ceiling, centre light point, double radiator, TV point, USB sockets, door into:

EN-SUITE

Obscure UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

10' 0" x 8' 11" (3.07m x 2.74m)

UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator, storage cupboard housing Ideal Logic gas combination boiler and wireless router.

BEDROOM 3

6' 7" x 7' 2" (2.01m x 2.19m)

UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 5" x 6' 2" (1.97m x 1.90m)

UPVC obscure double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, stainless steel heated towel rail, vinyl plank flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, fitted bath with shower attachment tap and mixer tap and fitted thermostatic shower over the bath with shower screen.

EXTERIOR

Lawned front garden with shrub borders and paved pathways. Tarmac driveway to the side providing off-road parking for 2 vehicles. Wooden gate accessing the rear garden.

GARAGE

Up and over door, power and lighting, storage into eaves.

REAR GARDEN

Paved pathways, lawned area, patio area. Fenced boundaries to both sides and to the rear elevation. Cold water tap, external lighting.

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 and then right into Willow Walk.

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.





TENURE

Freehold

SERVICES

COUNCIL TAX 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

