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5 The Pastures, Cowbit PE12 6FL

£375,000 Freehold

- Detached Bungalow
- 3/4 Bedrooms
- Gas Central Heating
- Ample Parking
- Ideal for Commuting to Peterborough

Superbly presented, executive detached bungalow situated in a prime village location of Cowbit. Accommodation comprising entrance porch, entrance hallway, lounge, conservatory, kitchen breakfast room, snug, utility room, cloakroom, 3 double bedrooms, 4th bedroom/dining room and family bathroom. Mature enclosed rear garden, off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Sliding door with lantern light and door bell leading into:

ENTRANCE PORCH

4' 6" x 7' 6" (1.38m x 2.31m) Tiled flooring, wooden obscure double glazed door with matching obscure panels to the side leading into:

L SHAPED ENTRANCE HALLWAY

8' 3" x 18' 4" (2.54m x 5.61m) at the widest point. Skimmed and coved ceiling, centre light point, spotlight fitment, access to loft space, smoke alarm, doorbell chime, radiator, BT point, storage cupboard housing hot water cylinder with slatted shelving, door to:



LOUNGE

13' 10" x 14' 6" (4.24m x 4.44m) Georgian effect UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, 2 double wall lights, double radiator, single radiator, TV point, feature wooden fire surround with marble insert and hearth with fitted electric coal effect fire, sliding patio doors leading into:



CONSERVATORY

11' 10" x 12' 5" (3.63m x 3.80m) Edwardian style, dwarf brick wall with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, solid tiled roof, skimmed ceiling, inset LED lighting, tiled flooring, power sockets, fitted electric wall mounted heater.

From the Entrance Hallway a door leads into:



KITCHEN

16' 10" x 11' 2" (5.15m x 3.41m) Georgian effect UPVC double glazed window to the front and side elevations, skimmed and coved ceiling, inset LED lighting, centre light point, double radiator, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated Zanussi dishwasher, integrated fridge, built-in Zanussi eye level stainless steel double fan assisted oven, integrated Zanussi stainless steel 4 ring gas hob, extractor hood over, tiled flooring.

BREAKFAST AREA

(INCLUDED IN KITCHEN MEASUREMENT)



Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, tiled flooring. Door into Utility. Square arch into:

SNUG

9' 4" x 9' 2" (2.86m x 2.80m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted oak flooring, meter cupboard. Sliding door into:



WALK-IN PANTRY

7' 6" x 9' 1" (2.31m x 2.78m) Skimmed ceiling, centre light point, access to loft space, fitted oak flooring. Storage cupboard off housing gas Ideal Logic boiler).



UTILITY ROOM

5' 11" x 7' 5" (1.81m x 2.28m) Obscure wooden double glazed door to the side elevation, skimmed and covered ceiling, centre light point, extractor fan, radiator, tiled flooring, fitted with base unit with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer.

CLOAKROOM

3' 1" x 7' 3" (0.95m x 2.23m) Georgian effect obscure UPVC double glazed window to the side elevation, skimmed and covered ceiling, centre light point, vinyl floor covering, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks and fitted wall mirror.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

7' 3" x 8' 9" (2.21m x 2.67m) Obscure UPVC double glazed window to the rear elevation, skimmed and covered ceiling, inset LED lighting, extractor fan, double radiator, shaver point, part tiled walls, vinyl floor covering, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.



MASTER BEDROOM

10' 4" x 17' 5" (3.16m x 5.33m) at the widest point. Georgian effect UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre spotlight fitment, telephone point, TV point, radiator, fitted triple wardrobes with hanging rail and shelving.



EN-SUITE

6' 0" x 6' 7" (1.83m x 2.01m) Georgian effect UPVC double glazed window to the rear elevation, skimmed and covered ceiling, inset LED lighting, extractor fan, radiator, part tiled walls, shaver point, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

11' 8" x 12' 9" (3.58m x 3.90m) at the widest point Georgian effect box bay window to the side elevation, skimmed and covered ceiling, centre light point, radiator, TV point.



BEDROOM 3

9' 2" x 8' 9" (2.80m x 2.69m) Georgian effect UPVC double glazed window to the side elevation, skimmed and covered



ceiling, centre spotlight fitment, radiator, TV point, telephone point.

From the Entrance Hallway a door leads into:

DINING ROOM/BEDROOM 4

9' 4" x 9' 10" (2.87m x 3.00m) Georgian effect UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator.

EXTERIOR

The property is located at the bottom of a private driveway with tarmacadam driveway and turning bay providing multiple off-road parking for vehicles. Electric charger for cars. There is a lawned area with gravelled borders, mature shrubs and trees. The side gate gives access into:



REAR GARDEN

Fenced boundaries to both sides and to the rear elevation, paved patio, external lighting, cold water tap. Paved pathways, laid to lawn, mature shrub and tree borders. Apple, plum, fig and cherry trees. Vegetable patch, soft fruit bushes and gravelled area.

WOODEN SUMMERHOUSE

With verandah.



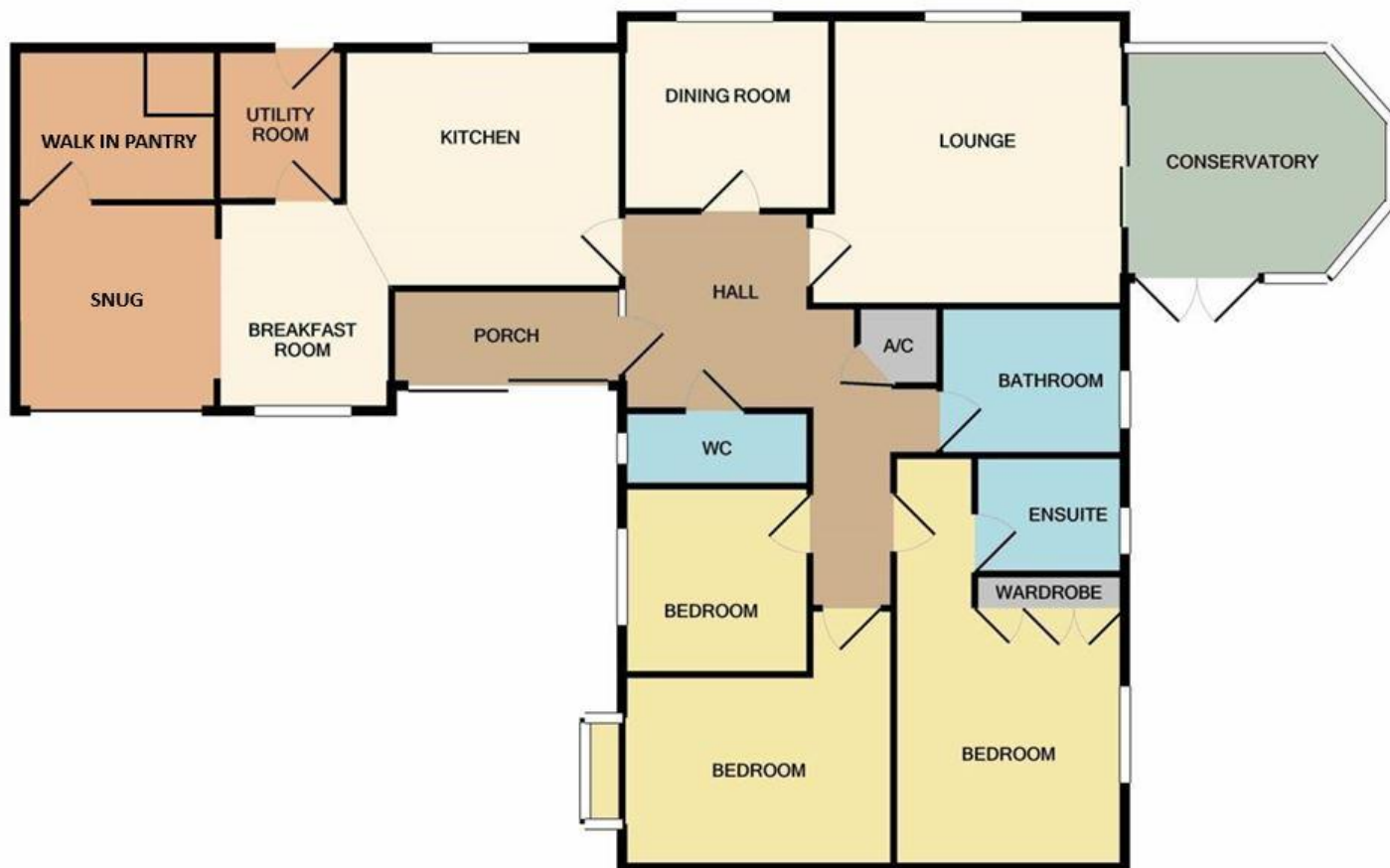
DIRECTIONS

From Spalding proceed in a southerly direction along the B1073 Peterborough Road and continue for 4 miles to Cowbit. Proceed straight through the village and take a left hand turning into Backgate. Turn left into Curlew Drive follow the road round, turn left into The Pastures and then left again on to the private driveway.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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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Ref: S11358

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.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
F: 01775 762289
E: spalding@longstaff.com
www.longstaff.com

