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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 The Paddock, Cowbit PE12 6WS

£440,000 Freehold

- Executive Detached Bungalow
- Three Large Bedrooms
- En-Suite to Master
- Multiple Off-road Parking
- Good Sized Plot

Executive detached three bedroom bungalow situated in the village location of Cowbit with accommodation comprising of Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Pantry, Laundry Room, Utility Room, Three Double Bedrooms, Master Bedroom being En-Suite, Family Bathroom with separate shower. Front lawn, enclosed rear gardens, multiple off road parking, Double Garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Paved pathways leading to open porch with outdoor lighting leading to obscure composite door with matching UPVC double glazed panels to both side elevations leading into:

ENTRANCE HALLWAY

2 x centre light points, loft access, smoke alarm, double radiator, BT point, storage cupboard off housing hot water cylinder with slatted shelving, further storage cupboard off for coats and shoes, vinyl plank flooring, electric consumer unit board, door leading into:

LOUNGE

16' 4" x 13' 1" (4.98m x 3.99m) UPVC double glazed bay window to the front elevation, skimmed ceiling with centre light points, TV point, 2 x double radiator, feature marble fireplace with marble inserts, marble hearth with fitted coal effect gas fire.

KITCHEN/DINER

16' 4" x 18' 2" (4.98m x 5.54m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation with matching full length glazed panels to both sides, skimmed ceiling with inset LED lighting, further centre light point, tiled flooring, fitted with a



wide range of base and eye level units with preparation surfaces over tiled splash backs, inset sink with mixer tap, integrated NEFF dishwasher, integrated gas hob with glass splash back and canopy extractor hood over, integrated double stainless steel fan assisted eye level oven, 2 x double wall radiators, door off leading to:

WALK IN PANTRY

With shelving and lighting.

UTILITY ROOM

Obscured composite door to the rear elevation, tiled coordinating flooring from the kitchen, skimmed ceiling, inset LED lighting, fitted worktops and base units, inset sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, wall mounted gas boiler.



FAMILY BATHROOM

10' 11" x 7' 6" (3.33m x 2.29m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling with inset LED lighting, extractor fan, shaver point, vinyl plank flooring, fitted with a four piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, bath with part wall tiling and mixer tap, pod fully enclosed shower with fitted thermostatic shower.

MASTER BEDROOM

13' 7" x 11' 5" (4.14m x 3.48m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling with centre light point, TV point, telephone point, fitted radiator.



ENSUITE

3' 8" x 11' 5" (1.12m x 3.48m) Obscured UPVC double glazed window to the side elevation, extractor fan, skimmed and coved ceiling with inset LED lighting, heated towel rail, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, tiled splash backs, glass mirror, shaver point, fully enclosed shower cubicle with thermostatic shower over.

BEDROOM 2

10' 11" x 11' 11" (3.33m x 3.63m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, TV point, double radiator.



BEDROOM 3

9' 0" x 11' 11" (2.74m x 3.63m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, double radiator, TV point.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, paved pathways, further gravelled area. The front is mainly laid to lawn with a wide range of mature shrubs and trees. Multiple off road parking to the side of the property leading to an extensive gravelled area to the rear of the property, double garage with two up and over doors, power and lighting, lofts storage.

DIRECTIONS

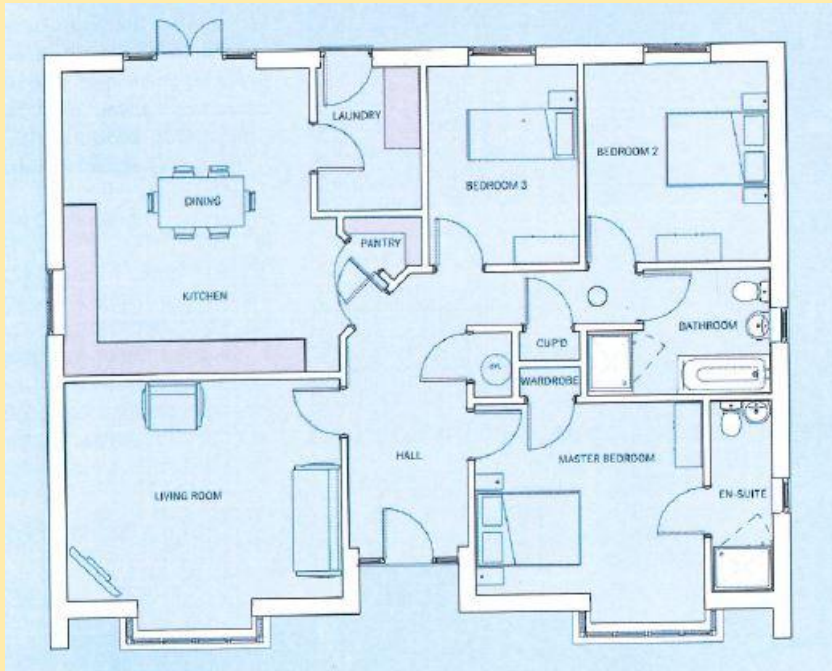
From Spalding proceed in a southerly direction along the A16 Peterborough Road and continue for approximately 3.5 miles to the Cowbit roundabout

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.

All fitted blinds will be included in the sale.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11527

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

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

