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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



176 Barrier Bank, Cowbit PE12 6AL

£169,995 Freehold

- Detached 2 Bedroom Cottage
- Full UPVC Double Glazed Windows and Doors
- Convenient for Access to Peterborough
- No Chain
- Viewing Recommended

Pretty detached 2 bedroom cottage which has been refurbished. Accommodation comprising lounge, inner hallway, bathroom, open plan kitchen dining room to the ground floor; 2 double bedrooms and cloakroom to the first floor. Multiple off-road parking, enclosed low maintenance rear gardens. Open views to the front of the property.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Obscure leaded UPVC double glazed door leading into:

LOUNGE

10' 2" x 15' 0" (3.12m x 4.59m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, solid oak flooring, double radiator, TV point, telephone point, feature in glenook brick fireplace with oak mantle and tiled hearth with fitted electric log effect stove, storage cupboard off housing electric meters, step down into:

INNER HALLWAY

7' 3" x 7' 9" (2.23m x 2.38m) Leaded UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, under stairs storage cupboard, open staircase leading to the first floor, tiled flooring, double radiator, central heating controls. Door to:

FAMILY BATHROOM

7' 2" x 7' 9" (2.19m x 2.37m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, radiator, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with mixer tap



over, shaver point, medicine cabinet, bath with taps and fitted Tri ton power shower over with shower curtain and rail.

From the Inner Hallway a step down leads into:

OPEN PLAN KITCHEN/DINING ROOM

DINING AREA

11' 8" x 9' 3" (3.56m x 2.84m) Obscure UPVC double glazed window to the side elevation, UPVC obscure double glazed door to the side elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, wood effect vinyl.

KITCHEN AREA

9' 2" x 11' 5" (2.81m x 3.50m) UPVC double glazed window to the rear elevation, UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, wall mounted gas boiler, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel one and a half bowl sink with mixer tap, integrated stainless steel fan assisted oven, integrated stainless steel 4 ring gas hob, extractor hood over, plumbing and space for washing machine, space for fridge and tumble dryer.

From the Inner Hallway the staircase rises to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, smoke alarm, storage cupboard off with shelving, door to:

MASTER BEDROOM

8' 3" x 14' 11" (2.52m x 4.55m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, 2 TV points.

BEDROOM 2

7' 2" x 9' 11" (2.19m x 3.04m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, TV point.

CLOAKROOM

4' 2" x 7' 8" (1.28m x 2.36m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, access to lofts space, radiator, shaver point, solid oak flooring, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet fitted over. Fitted storage cupboard with shelving.

EXTERIOR

Block paved driveway leading on to a gravelled area providing multiple off-road parking. The front garden has shrubs. Gated access to the rear garden.

REAR GARDEN

Fenced boundaries to both sides and to the rear elevation, wooden garage with double doors. Extensive 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 on to Stonegate, proceed without deviation down into the centre of the village turning left at the 'T' junction on to Barrier Bank. The property is situated on the left hand side.

AMENITIES

Local amenities in Cowbit include primary school, shop and Church. The well served Georgian market town of Spalding is 4 miles to the north and offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The Cathedral city of Peterborough is 14 miles to the south accessed by the recently improved and re-routed A16. Peterborough has a large Shopping Centre, League One Football Team, access on to the A1 and a fast train link with London's Kings Cross minimum journey time 48 minutes.



THINKING OF SELLING YOUR HOME?

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		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10687

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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