



**29 The Pastures, Cowbit, Spalding
Lincolnshire PE12 6FL**

£795 PCM

End of Terrace Family Home Situated in the Semi-Rural Village of Cowbit near Spalding.

Lounge/Diner
Kitchen
Downstairs W/C
Two Bedrooms
Bathroom
Enclosed Garden
Off-Road Parking

£795 pcm
£900 Deposit
No Pets



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the obscured double glazed front door, into the:-

ENTRANCE HALL :

With stairs leading up to the first floor accommodation, UPVC window to the side, radiator, power points, thermostat control.

CLOAKROOM :

Low level W.C, pedestal washbasin, wood effect flooring, radiator and extractor fan.

KITCHEN :

9'3" x 7'2" (2.82m x 2.18m)

UPVC double glazed window to the front, base and eye level units with a work surface over, stainless steel sink inset and mixer tap over, wall mounted boiler, integrated stainless steel oven and four ring hob with an extractor hood over, space and point for a fridge, space and plumbing for a washing machine, power points and ceiling spotlights.

LOUNGE/DINER :

13'9 x 12'0" (4.19m x 3.66m)

Sliding UPVC doors onto the southerly facing rear garden, radiator, power points, TV point, understairs storage cupboard.

LANDING :

Recessed airing cupboard with shelving, radiator and loft access.

BEDROOM ONE :

13'9" (narrowing to 10'5) x 9'5" (4.19m (narrowing to 3.18m) x 2.87m)

Double bedroom with dual UPVC windows to the front, fitted double wardrobe with hanging rails and shelving, radiator and power points.

BEDROOM TWO :

9'10" x 6'5" (3.00m x 1.96m)

Single bedroom with UPVC window to the rear, radiator and power points.

BATHROOM :

UPVC obscured double glazed window to the rear, low level WC, pedestal washbasin and panel bath with shower taps over, tiled splash backs and wood effect flooring.

EXTERIOR :

The frontage is open with a tarmac driveway offering off-road parking for at least two vehicles, neat lawns and a pedestrian pathway. The rear garden is attractively hard landscaped and enjoys a south facing aspect, patio seating area with granite chipped beds, side gated access, timber shed and patio seating.

SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - TBC

Gas Central Heating

Mains Water

DIRECTIONS :

From our office on Bridge Street proceed over the bridge, turn right onto Churchgate, continue along this road onto Cowbit Road, at the roundabout go straight over on to the A16. Proceed along the A16 and at the next roundabout take the third exit onto Stonegate, then turn left onto Backgate, turn right onto Curlew Drive, then left onto The Pastures, turning left again into the Cul-De-Sac bearing left the property is the last house on the right hand side.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

mortgageoptions

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www.mortgageoptionsonline.co.uk