



Total area: approx. 208.1 sq. metres (2240.0 sq. feet)



**The Pastures, Cowbit, Spalding
Lincolnshire PE12 6FL
Price £395,000 Freehold**

This property used to be a 4 bed house, the current vendors changed the layout to suit their needs but it can easily be changed back by reinstating the wall in between the kitchen and dining room. Or by splitting bedroom 2 as this is big enough.

Nestled in the charming village of Cowbit, Spalding, this stunning chalet-style detached property at The Pastures is a true gem waiting to be discovered. Boasting three reception rooms and three bedrooms, this home offers a perfect blend of space and comfort.

As you step inside, you'll be greeted by a spacious open plan lounge/diner spanning over 25ft, ideal for entertaining guests or simply relaxing with your loved ones. The vendors have thoughtfully reimaged the layout, creating a larger kitchen/diner by opening up the kitchen and removing the fourth bedroom downstairs. However, should the need arise, the fourth bedroom could easily be reinstated, providing flexibility to suit your lifestyle.

The property features two bathrooms, ensuring convenience for all residents and guests. Parking will never be an issue with space for up to 6 vehicles, along with a double garage for added convenience and storage.

One of the highlights of this property is the beautifully landscaped gardens that surround the home, offering a tranquil retreat where you can unwind amidst nature. The garden room provides the perfect spot to enjoy a cup of tea while basking in the beauty of your surroundings.

With the same square footage as a 4-bedroom property, this home offers ample space both indoors and outdoors, making it a versatile and inviting space for you to make your own. Don't miss out on the opportunity to call this property your new home!

Energy Efficiency Rating	
Current	Potential
72	81

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
68	78

Very environmentally friendly - lower CO₂ 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 CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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www.morrissandmennie.com

Composite obscured double glazed front door, to the-

ENTRANCE HALL:

Stairs leading off to the the first floor accommodation, radiator, power points, tiled floor, understairs storage cupboard.

LOUNGE / DINER:

25'4" x 11'5" (7.72m x 3.48m)

UPVC double glazed window to the front, UPVC double glazed French doors to the side, double glazed patio doors opening up to the garden room, radiator, power points, TV point, gas fireplace, skimmed and coved ceiling.

GARDEN ROOM :

12'2 x 11'6" (3.66m'0.61m x 3.35m'1.83m)



Being of brick and UPVC construction with UPVC double glazed French doors, tiled floor, radiator, vaulted ceiling with inset spotlights, power points with USB charging.

DOWNSTAIRS BATHROOM:

UPVC obscured double glazed window to the rear, panelled bath with a telephone style mixer tap with a handheld shower over, pedestal washbasin with taps over, WC with a push button flush, half-height tiled walls, tiled floor, radiator, double shaver point, skimmed and coved ceiling with inset spotlights, extractor fan.

OPEN PLAN KITCHEN / DINER

25'4" x 20'9" (max) (7.62m'1.22m x 6.10m'2.74m (max))

Being double aspect with UPVC double glazed windows to the front and to the rear, and UPVC double glazed French doors opening out to the rear garden.

Kitchen :

20'9" x 8'4" (6.10m'2.74m x 2.44m'1.22m)



Having base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, integrated four burner gas hob with an extractor hood over, another integrated oven with a half sized electric oven and grill, integrated dishwasher, tiled splash-backs, skimmed and coved ceiling, radiator, power points, space and point for a fridge/freezer.

Dining Area :

17'0" x 9'8" (5.18m'0.00m x 2.74m'2.44m)



UTILITY ROOM:

8'5" x 6'1" (2.57m x 1.85m)

UPVC double glazed window to the side, UPVC obscured double glazed door to the rear, internal personnel door through to the double garage, base and eye level units with a work surface over, sink with a mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a freezer, tiled splash-backs, tiled floor, skimmed and coved ceiling, extractor fan, radiator, power points.

LANDING:

Radiator, skimmed and coved ceiling, large walk-in airing cupboard, loft hatch, power points.

BEDROOM ONE:

21'1" x 16'9" (6.40m'0.30m x 4.88m'2.74m)



Being double aspect with a UPVC double glazed window to the front and a Fakro wooden double glazed window to the rear, bespoke fitted bedroom furniture including wardrobes with shelving and hanging space, bedside tables and storage cupboards above the bed, a separate set of bespoke wardrobes again with shelving and hanging space, a further set of built-in wardrobes (original to the property when built), a dressing table, power points (some with USB charging), radiator and skimmed ceiling.

FOUR PIECE FAMILY BATHROOM:

Having a Fakro wooden double glazed window to the rear, a multi-jet bath, fully tiled shower cubicle with a built-in mixer shower over having an oversized fixed shower-head and a separate shower-head on the sliding adjustable rail, vanity washbasin with a mixer tap over and storage cupboards beneath, a wall mounted medicine cabinet, W.C with a push button flush, wall mounted heated towel rail, tiled splash-backs, tiled floor, skimmed and coved ceiling with inset spotlights and an extractor fan.

BEDROOM TWO:

21'2" x 15'0" (6.45m x 4.57m)

Being double aspect with a UPVC double glazed window to the front and a Fakro wooden double glazed window

to the rear, radiator, power points, skimmed and coved ceiling, TV point, loft access with a pull down loft ladder.

BEDROOM THREE:

9'8" x 9'7" (2.95m x 2.92m)

UPVC double glazed window to the front, radiator, power points TV point, skimmed and coved ceiling.

EXTERIOR:

The front garden has been professionally landscaped with a good sized laid to lawn area and a decorative seating area to the side. The tarmac off-road parking provides ample space for approximately six vehicles, which then leads to the double garage. An upgraded ramp patio path continues to the front door with its beneficial storm porch. The left-hand side of the property is open and leads to the rear garden, with an upgraded patio sitting perfectly adjacent to the lounge/diner; with its French doors opening out to the rear garden and conveniently placed outside power points. The garden is enclosed by panel fencing, with a decorative slate chipping seating area and a laid to lawn area with a further upgraded patio seating area spanning across the rear of the dwelling, along with having outside courtesy lighting and further power points and an outside tap.

DOUBLE GARAGE :

16'7" x 16'4" (4.88m'2.13m x 4.88m'1.22m)

Having two separate metal up and over doors, fuse box, power points, wall mounted Viessmann boiler and a personnel door to the utility room.

SERVICES:

Council Tax Band - D (subject to change)
Energy Efficiency Rating - C
Gas Central Heating
Mains Services

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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.

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