



Willow Court, Cowbit Spalding  
**£415,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached Home
- Four Bedrooms
- Two En Suites
- Village Location
- Double Garage

## Accommodation Includes

### Front Door to:

#### Entrance Hall

Radiator, stairs to first floor and gallery landing, understairs storage space, tiled flooring.

#### Cloakroom

Comprising wash hand basin, wc, radiator, tiled flooring.

#### Study

3.05m x 3.68m (10' x 12'1"). Window to front aspect, radiator.

#### Lounge

3.54m x 6.83m (11'7" x 22'5"). Two radiators, window to front aspect, French Door to rear aspect.



### Kitchen Diner

4.29m max x 6.62m (14'1" max x 21'8"). Comprising a range of base and eye level units with worktops over, sink/drainage with mixer tap, feature kitchen island, double eye level oven, induction hob and extractor, integral fridge/freezer and dishwasher, tiled flooring, breakfast seating area windows to rear and side, French door to side aspect opening onto rear patio area.

### Utility Room

1.92m x 1.64m (6'3" x 5'4"). Cupboard housing central heating boiler, base and eye level units with worktops over, sink, plumbing for washing machine, space for tumble dryer, door leading to rear garden.

### Stairs to First Floor and Gallery Landing

Airing cupboard, loft access, radiator.

### Master Bedroom

5.52m max x 4.51m max (18'1" max x 14'9" max).

Window to rear aspect, window to side aspect, radiator, built in double wardrobe, door to:

### En-Suite

Comprising shower cubicle, vanity wash hand basin cupboard below, wc, heated towel rail, window to side aspect.

### Bedroom Two

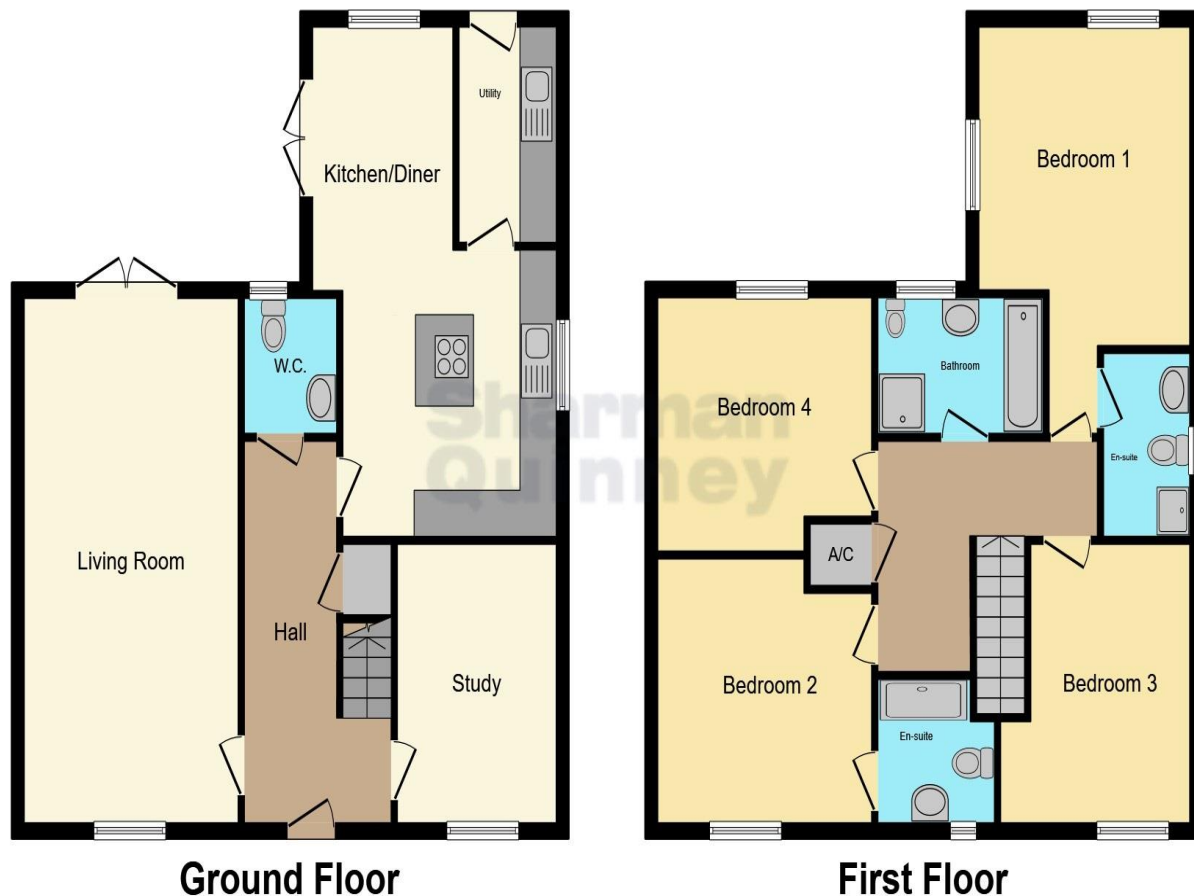
3.58m x 3.36m (11'9" x 11'). Window to front aspect, radiator, door to:

### En-suite

Comprising shower cubicle, wc, pedestal wash hand basin, heated towel rail, window to front aspect.







**Ground Floor**

**First Floor**

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**Bedroom Three**  
3.74m x 3.85m max (12'3" x 12'7" max). Window to front aspect, radiator.

**Bedroom Four**  
3.58m x 3.36m (11'9" x 11'). Window to rear aspect, radiator.

**Family Bathroom**  
Comprising panel bath, pedestal wash hand basin, wc, shower cubicle, heated towel rail, window to rear aspect.

**Outside**  
The enclosed rear garden is laid to lawn with two patio seating areas and pergola. The garden is enclosed with timber fencing with gated access at both sides. To the front the area is low maintenance with driveway leading to a double garage with electric roller doors, power and light connected and courtesy door leading to rear garden.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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