

69 Willow Court

Cowbit, Spalding, PE12 6GF

Offers In Excess Of £225,000



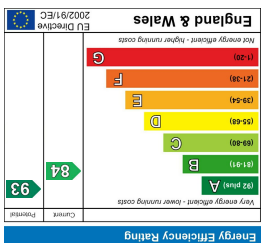
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

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The team at City and County in Crowland are delighted to showcase this wonderfully improved semi detached Ashwood Home, in the popular and ever-growing village of Cowbit in South Lincolnshire, which is great for commuters, whilst offering easy access to both Peterborough and Spalding. Locally in the village there is a well-respected primary school, as well as a convenience store, the imposing St Marys Church and a garage.

Internally comprising of a small entrance hall to the ground floor, with doors to both the downstairs cloakroom and living room. Whilst being presented to a very high standard and carpeted throughout, the dual aspect living room also has a stunning feature wall with panelling behind the wall mounted TV, as well as a door leading to the modern kitchen diner with integrated Bosch appliances, and French doors leading onto the rear garden. The first floor is accessed via the stylish panelled staircase leading to the central landing area. To the first floor there are three bedrooms, with an en-suite to the master, as well as a three piece family bathroom. The third bedroom is currently used as a dressing room by the current owner, although it will comfortably fit a single bed as well. Externally there is a small gravelled front garden, off street parking for two vehicles, and a single garage with power and lighting (freehold). To the rear of the property there is a private low maintenance garden with artificial grass and patio area. There is a community Green Space charge, please call the office to discuss further. Early viewings advised.



Entrance Hall
4'6" x 3'10"

Living Room
17'7" x 15'0"

Kitchen Diner
8'2" x 15'1"

WC
5'4" x 3'6"

Landing
10'11" x 3'4"

Master Bedroom
8'6" x 9'9"

En-Suite
7'2" x 5'0"

Bathroom
6'5" x 8'0"

Bedroom Two
9'9" x 8'0"

Bedroom Three
8'4" x 6'8"

EPC - B

Freehold
Green Space Charge: TBC