

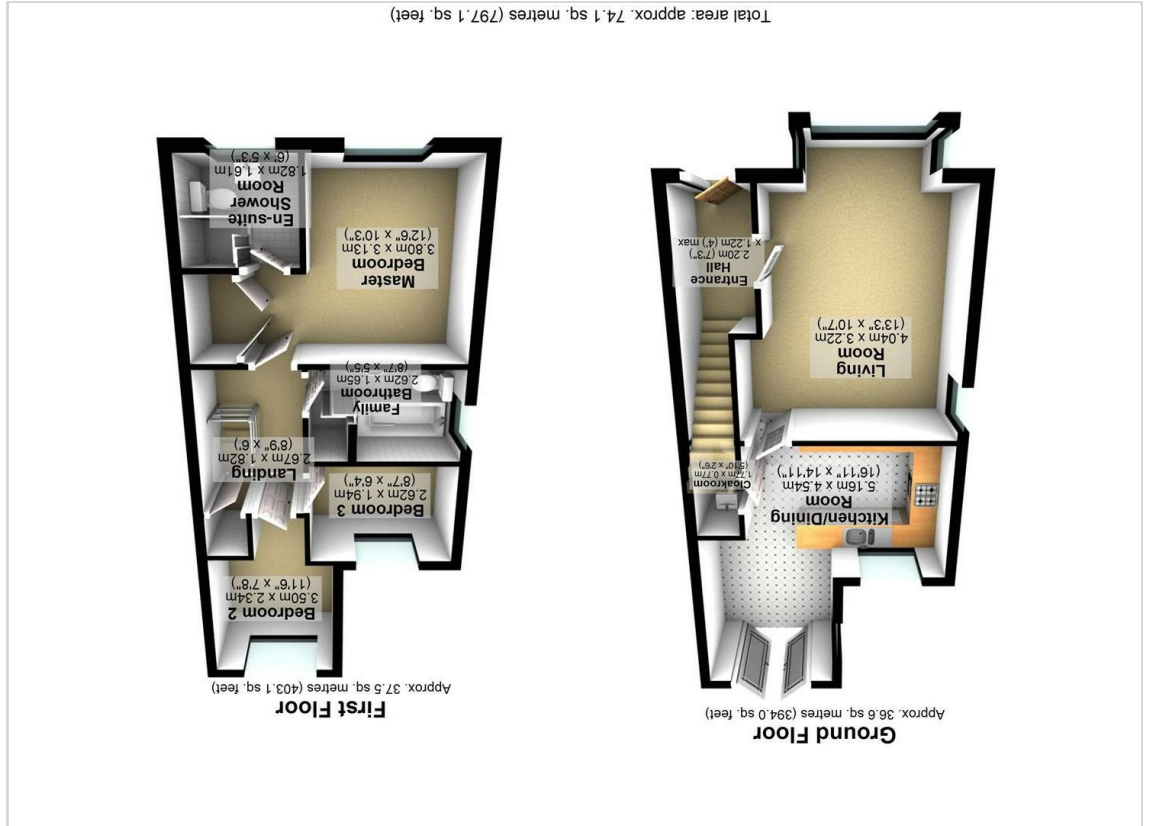
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in 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 exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map



Floor Plan

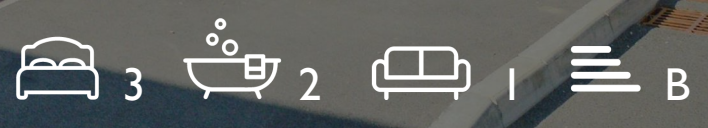
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Willow Court  
 Cowbit, Spalding, PE12 6GF

£240,000 - Freehold , Tax Band - B



## Willow Court

Cowbit, Spalding, PE12 6GF

Modern semi-detached property originally built by Ashwood Homes and still under the builder's warranty. High specification throughout with accommodation comprising entrance hall, bay fronted living room, modern kitchen/diner with integrated German appliances, for example fridge/freezer, fan oven, induction hob, dishwasher, and a two piece suite cloakroom. Upstairs there are three good sized bedrooms, the master benefiting from an EN-SUITE shower room and four piece suite family bathroom. Outside to the rear is an enclosed garden and timber decked patio area. Gated tarmac driveway offering secure parking plus a single garage. NO FORWARD CHAIN – early viewing advised

### Entrance Hall

7'3" x 4'0"

Hardwood double glazed door to the front. Radiator, vinyl flooring, TV point and stairs to the first floor. Door to:

### Living Room

13'3" x 10'7"

uPVC double glazed window to the side. uPVC double glazed box window to the front. Radiator. Door to:

### Kitchen/Dining Room

16'11" x 14'11"

uPVC double glazed window to the side. uPVC double glazed window and uPVC double glazed French double doors to the rear. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with single drainer and mixer tap. Integrated fridge/freezer and dishwasher. Fitted electric oven, four ring ceramic hob with extractor hood over. Radiator, laminate vinyl flooring and recessed ceiling spotlights. Door to:

### Cloakroom

5'10" x 2'6"

Fitted with a two piece suite comprising, wash hand basin and close coupled WC. Tiled splashbacks and radiator

### Landing

8'9" x 6'0"

Fitted carpet. Doors to:



### Master Bedroom

10'3" x 12'6"

uPVC double glazed window to the front. Built-in double wardrobe(s), radiator, fitted carpet and TV point. Door to:

### En-suite Shower Room

5'3" x 6'0"

uPVC double glazed window to the front. Fitted with a three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin, close coupled WC. Heated towel rail, extractor fan and vinyl flooring

### Bedroom Two

11'6" x 7'8"

uPVC double glazed window to the rear. Radiator and fitted carpet

### Bedroom Three

6'4" x 8'7"

uPVC double glazed window to the rear. Fitted carpet

### Family Bathroom

5'5" x 8'7"

uPVC double glazed window to the side, Fitted with a four piece suite comprising bath, pedestal wash hand basin with tiled splashback and WC. Heated towel rail, extractor fan and vinyl flooring

### Outside

Driveway to the side leading to the single garage. Enclosed rear garden with lawned area with a patio timber decking area

### EPC: B

84/95

### Tenure:

green space charges = TBC

