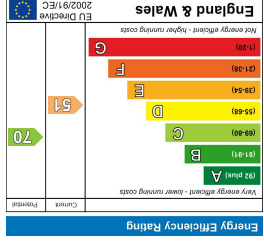


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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.



Energy Efficiency Graph

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



Area Map



Floor Plan



63 Backgate

Cowbit, Spalding, PE12 6AP

£215,000



63 Backgate

Cowbit, Spalding, PE12 6AP

Located in the Lincolnshire village of Cowbit. Nestling a generous 71 square metres of tastefully utilized space, this standout bungalow (non-standard construction) showcases a thoughtful layout that effortlessly accommodates contemporary living.

As you step inside, the entrance flows seamlessly into a capacious living room perfect for relaxation, socialising, or hosting visitors, and a second reception room providing more space for entertaining. The extended and nicely presented kitchen presents an excellent set-up for at-home chefs, or those who simply fancy a cosy home-cooked meal. The property also features two spacious bedrooms and a well-maintained wet room, facilitating utmost privacy, comfort, and convenience. This inviting home combines functionality, style, and a wonderful use of space, making it an attractive opportunity for anyone looking to reside or invest. The property is being sold with no forward chain. Don't delay, explore the comforts of this living space today.

Entrance Hall

11'8" x 3'0"

Reception Room

13'1" x 11'0"

Living Room

7'9" x 14'5"

Utility Room

7'10" x 7'3"

Kitchen

9'8" x 11'7"



Wet Room

5'4" x 11'5"

Master Bedroom

11'8" x 10'1"

Bedroom Two

10'8" x 10'1"

EPC - E

51/70

Tenure - Freehold