



Willow Court
Cowbit, Spalding, PE12 6BU
£220,000 - Freehold , Tax Band - B

3 2 1 B

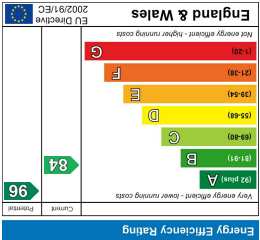
Floor Plan



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



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 guarantees. 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. 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/>

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Nestled in the charming village of Cowbit, Spalding, this delightful three-bedroom semi-detached house presents an excellent opportunity for modern living. Constructed by the reputable Ashwood Homes, the property boasts a well-thought-out layout that is both functional and inviting.

Upon entering, you are greeted by a spacious lounge that offers a perfect setting for relaxation and family gatherings. The stylish kitchen-diner is a highlight of the ground floor, providing an ideal space for culinary pursuits and entertaining guests. Additionally, a convenient utility room enhances the practicality of the home, making daily chores a breeze. As you ascend to the first floor, you will find three well-proportioned bedrooms, each designed to offer comfort and tranquility. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience, while a family bathroom serves the other two bedrooms. The outdoor space is equally impressive, featuring an enclosed rear garden that provides a private retreat for outdoor activities or simply enjoying the fresh air. For those with vehicles, off-road parking at the rear accommodates two to three cars, adding to the property's appeal. With excellent transport links to both Spalding and Peterborough, this home is perfectly situated for those seeking a balance of village life and accessibility to larger towns. This property is a fantastic find in a desirable location, and we highly recommend scheduling a viewing to fully appreciate all it has to offer.

- Entrance Hall
4'7" x 5'2"
- Lounge
12'5" x 16'6"
- Kitchen Diner
15'10" x 9'4"
- Utility Room
2'11" x 4'11"
- Landing
9'4" x 5'6"
- Master Bedroom
9'10" x 9'4"
- En-Suite To Master Bedroom
5'9" x 5'3"
- Bathroom
5'6" x 6'11"
- Bedroom Two
9'6" x 9'4"
- Bedroom Three
6'2" x 8'7"
- EPC - B
84/96

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £180 per annum.



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL