

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. A guide will not carried out a structural survey and the services, specifications 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 purposes of purchasing. Please details, service charges and ground rent (where applicable) are given as a guide only and should be checked by your solicitor prior to exchanging of contracts.

<https://www.peterborough.gov.uk/residents/housing/select-the-local-council/news/select-the-local-council/>

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Backgate

Cowbit, Spalding, PE12 6AP

Nestled in the charming village of Cowbit, Spalding, this extended detached family home presents an exceptional opportunity for those seeking a spacious and versatile living environment. Originally constructed by Alison Homes in 1972, this property boasts a traditional build that offers tremendous potential for modern family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room, perfect for relaxation. The heart of the home is undoubtedly the impressive 18ft kitchen/diner, ideal for family gatherings and entertaining guests. A separate utility room and cloakroom add to the practicality of the layout. An internal door connects to the former garage, now transformed into a gym and storage room, providing additional space for your needs. The ground floor also features a dining room and a playroom, ensuring ample room for family activities. Ascending to the first floor, you will find five well-proportioned bedrooms, offering plenty of space for family members or guests. The modern family bathroom has been recently updated, adding a touch of luxury to your daily routine. Set on a generous plot, the property boasts a substantial frontage with parking for up to five vehicles, a rare find in this area. The large east-facing enclosed garden at the rear is perfect for outdoor enjoyment, featuring a patio area that invites al fresco dining and relaxation in the sun. With a replacement Worcester Bosch boiler ensuring efficient heating, this home is ready for you to move in and make it your own. Located approximately six miles north of Crowland, Cowbit is a popular village that offers a peaceful lifestyle while remaining conveniently close to local amenities. This property is a must-see for families looking for space, comfort, and potential in a delightful setting.

Entrance Porch
200 x 0.83 (6'6" x 2'8")

Entrance Hall
1.80 x 4.18 (5'10" x 13'8")

Living Room
3.78 x 4.56 (12'4" x 14'11")

Kitchen/Diner
5.65 x 3.53 (18'6" x 11'6")

Dining Room
2.88 x 5.12 (9'5" x 16'9")

Play Room
2.91 x 2.80 (9'6" x 9'2")

Hallway
1.09 x 3.19 (3'6" x 10'5")

Gym/Storage Room
2.33 x 3.81 (7'7" x 12'5")

Utility Room/WC
1.35 x 1.77 (4'5" x 5'9")

Landing
0.99 x 2.82 (3'2" x 9'3")

Master Bedroom
3.36 x 4.42 (11'0" x 14'6")

Bedroom Two
2.75 x 3.71 (9'0" x 12'2")

Bedroom Three
2.28 x 3.94 (7'5" x 12'11")



Bedroom Four
2.28 x 3.22 (7'5" x 10'6")

Bathroom
2.79 x 2.01 (9'1" x 6'7")

Bedroom Five
2.30 x 2.22 (7'6" x 7'3")

EPC - D

63/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
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: Not Known
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Not Known
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
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: Not Known
Parking: Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 45Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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

