



4 Meadow Walk  
Cowbit PE12 6FN  
£350,000

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## 4 Meadow Walk

### Cowbit PE12 6FN

Offering no upward chain is this well presented, detached family home which is situated in the village of Cowbit. Ideally positioned near to the A16 with road links to Spalding and Peterborough with local amenities nearby. The property offers versatile accommodation spread over two floors and in brief the property comprises.

From the front, into a generous light & airy entrance hall with stairs leading to the first floor and landing with doors leading off. Good size study/bedroom to the side with double glazed window to the front aspect. Spacious living room with feature surround fireplace housing gas fire, double glazed window to the front and fitted wall lights. End of the hallway, door leads into a separate dining room with double glazed window overlooking the rear garden. Other side of the hallway, door leads into decent size kitchen/breakfast room, fitted with a range of wall and floor units with ample worktop surfaces with tiled splashbacks, with an inset single drainer sink unit with swan neck style mixer tap with storage under, integrated kitchen appliances consisting of built in oven, fitted hob with extractor hood, dishwasher and a full length fridge unit, with tiled flooring, recessed ceiling spotlights and a double glazed window overlooking the rear garden, from here, door leads into a useful utility room with plumbing for a washing machine, built in cupboard, door into the garage with further door leading out into the rear garden. Finishing off the ground floor is a downstairs bathroom comprising of a three piece suite.

On the first floor, there is a built in storage cupboard with doors leading off. Generous main bedroom benefits from built in wardrobes with dormer bay window to the front, door off leads to a three piece en-suite comprising, double shower cubicle, wash hand basin, WC with window to the rear. Two further decent size bedrooms off the landing and a three piece family bathroom serving the remaining two bedrooms.

Outside to the front, lawned front garden with shrubs to front, driveway to the side provides ample off road parking with access leading to a single garage with an up & over door with power & light connected. Gated access to the side leads to an enclosed low maintenance rear garden, enclosed by wooden fencing, with an established range of flower & shrub borders with gravelled surrounds, large paving patio ideal for seating and an entertaining area, and a garden summerhouse.

Tenure: Freehold  
Council Tax Band: D





Entrance Hall:

Study/Bedroom 4:  
12'8" x 10'0" (3.88m x 3.05m)

Living Room:  
15'4" x 11'5" (4.69m x 3.48m)

Dining Room:  
9'8" x 10'11" (2.95m x 3.33m)

Kitchen/Breakfast Room:  
12'4" max x 12'5" max (3.78m max x  
3.81m max)

Utility Room:  
8'5" x 5'11": (2.58m x 1.82:)

Downstairs Bathroom:

First Floor & Landing:

Bedroom 1:  
20'0" plus bay x 12'7" (6.10m plus bay x  
3.84m)

En-suite:

Bedroom 2:  
20'0" plus bay x 9'8" (6.10m plus bay x  
2.96m)

Bedroom 3:  
9'7" plus bay x 8'10" (2.94m plus bay x  
2.70m)

Family Bathroom:

Garage:  
16'3" x 8'2" (4.97m x 2.49m)



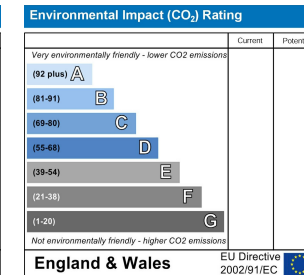
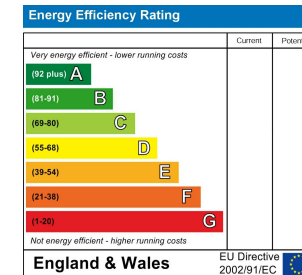
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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