



**Stonegate, Cowbit, Spalding, PE12 6AH**

**welcome to**

**Stonegate, Cowbit Spalding**

**\*DON'T MISS OUT - VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMMODATION PROVIDED\* CHARMING THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE IDYLIC, SOUGHT AFTER VILLAGE OF COWBIT.**



### **Entrance Hall**

Double glazed entrance door to the front aspect.

Carpeted flooring, radiator, staircase leading to the first floor accommodation.

Double glazed window to the side aspect.

### **Cloakroom**

Carpeted flooring, radiator, wash hand basin and WC.

Double glazed window to the side aspect.

### **Sun Room**

12' 5" x 7' 5" ( 3.78m x 2.26m )

Carpeted flooring

Double glazed window to the rear aspect.

Door to the side aspect.

### **Dining Room**

11' 9" x 11' 7" ( 3.58m x 3.53m )

Built in storage, carpeted flooring, wall lights.

Double glazed sliding doors to the rear aspect.

Opening into: Lounge

### **Lounge**

17' 9" x 11' 11" ( 5.41m x 3.63m )

Feature fireplace, carpeted flooring and TV point.

Double glazed window to the front aspect.

### **Kitchen**

12' 5" x 11' ( 3.78m x 3.35m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with electric hob, room for fridge/freezer, radiator.

Double glazed window to the rear aspect.

### **Utility Room**

8' 6" x 6' 5" ( 2.59m x 1.96m )

Fitted units, sink/drain, carpeted flooring, plumbing

for washing machine.

Double glazed window to the rear aspect.

### **Landing**

Airing cupboard, carpeted flooring, radiator

Double glazed window to the side aspect.

### **Bedroom One**

13' 11" x 11' 10" ( 4.24m x 3.61m )

Fitted wardrobe, carpeted flooring, radiator

Double glazed windows to the front and rear aspects.

Access to the balcony.

### **En-Suite**

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Fully tiled, carpeted tiled flooring, heated towel rail.

Double glazed window to the rear aspect.

### **Bedroom Two**

11' 5" x 10' 9" ( 3.48m x 3.28m )

Fitted wardrobe, carpeted flooring, radiator.

Double glazed window to the rear aspect.

### **Bedroom Three / Dressing Room**

8' 6" x 15' 6" Max ( 2.59m x 4.72m Max )

Carpeted flooring, radiator

Double glazed window to the front aspect.

### **Bathroom**

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, radiator, carpeted flooring.

### **Exterior**

Laid to lawn garden comprising of a variety of shrubs and bushes, gravel driveway leading to a double garage providing ample off-road parking.

### **Rear Garden:**

Enclosed laid to lawn garden comprising of a patio seating area, garden shed, greenhouse and a variety of shrubs and bushes.

### **Double Garage**

Up and over door, power and lighting



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## Stonegate, Cowbit Spalding

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SDG110791 - 0006

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