



Backgate, Cowbit Spalding PE12 6AP

welcome to

Backgate, Cowbit Spalding

ESSENTIAL VIEW Immaculately presented four bedroom detached chalet bungalow nestled within the sought after village of Cowbit. In order to appreciate the accommodation offered we highly advise you view the property!!!



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Carpeted flooring, radiator, staircase boasting understair storage leads to the first floor accommodation

Downstairs Shower Room

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Fully tiled, radiator.

Double glazed window to the rear aspect.

Study / Bedroom Five

Double glazed window to the front aspect.

Lounge

16' 7" x 14' 3" (5.05m x 4.34m)

Feature electric fireplace, carpeted flooring, radiator.

Double glazed bay window to the front aspect. Doors leading into the: Dining Room

Dining Room

12' 11" x 16' 7" (3.94m x 5.05m)

Carpeted flooring and radiator

Double glazed patio doors to the rear aspect.

Kitchen

17' 9" x 17' 7" (5.41m x 5.36m)

Immaculate fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, double oven with gas hob and extractor fan over, integral dishwasher, radiator, spotlights, ample space for breakfast/dining table and chairs.

Utility Room

14' 10" x 5' 9" (4.52m x 1.75m)

Fitted units with worksurfaces over, sink/drain, tiled splashback, central heating boiler, space for washing machine, radiator, and access to a large pantry cupboard

Double glazed window to the rear aspect.

Double glazed door to the rear aspect.

Landing

Carpeted flooring, loft access

Bedroom One

16' 2" x 19' 2" (4.93m x 5.84m)

Fitted wardrobe, carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, natural light chamber and radiator

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.

Bedroom Three

10' 6" x 12' 7" (3.20m x 3.84m)

Carpeted flooring and TV point.

Double glazed window to the side aspect.

Bedroom Four

8' 1" x 6' 10" (2.46m x 2.08m)

Carpeted flooring and radiator

Feature skylight

Bathroom

Four piece suite comprising of a bath with shower over, wash hand basin, bidet and WC. Fully tiled.

Feature skylight.

Exterior

Extensive gravel front with a block paved driveway leading to a double garage offering ample off-road

parking for multiple vehicles.

Rear Garden:

Enclosed laid to lawn garden comprising of an outside tap and a multitude of mature shrubs and bushes.

Double Garage

Up and over door, power and lighting



view this property online williamhbrown.co.uk/Property/SDG111293



welcome to

Backgate, Cowbit Spalding

- FOUR DOUBLE BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: E

£410,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111293



Property Ref:
SDG111293 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk