

Backgate, Cowbit Spalding PE12 6AP



welcome to

Backgate, Cowbit Spalding

Viewing Highly Recommended - This immaculate two bedroom detached bungalow with ample off road parking, this property has been completed to a high standard throughout. **Call now to avoid missing out**













Entrance Hall

12' 10" x 4' 5" ($3.91m\ x$ 1.35m) Door to side aspect, Sockets and a wall-mounted electric radiator with 24/7 controls and frost protection.

Bedroom 1

11' 8" x 11' 1" ($3.56m\ x\ 3.38m$) Window to front aspect, ample power points, tv point and a wall-mounted electric radiator with 24/7 controls and frost protection.

Bedroom 2

11' 9" x 9' 7" ($3.58m\ x\ 2.92m$) Window to front aspect, ample power points, tv point and a wall-mounted electric radiator with 24/7 controls and frost protection.

Family Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Part-tiled walls, electric shaver point, radiator and a window to the side aspect.

Utility Room

6' 9" x 5' 7" ($2.06m \times 1.70m$) Fitted base units, sink and drainer, wall-mounted electric radiator with 24/7 controls and frost protection, space for washing machine and dryer, and a window to the side aspect.

Open-Plan Living / Kitchen

21' 3" x 17' (6.48m x 5.18m) This spacious open plan lounge/kitchen comprising of a bespoke kitchen, features Bosch integral dishwasher, Bosch integrated electric oven and hob with extractor fan over, space for a fridge / freezer, under-counter lighting, and spotlights.

Within this bright and airy room there is also ample space for seating and is the perfect room for entertaining!

The room also boasts two wall-mounted electric radiators with 24/7 controls and frost protection, TV

and Telephone point, and two patio doors giving ample lighting and provides access to the rear garden

Exterior

To the front of the property is a extensive graveled driveway leading to the property, which offers ample parking space, an outside tap and light, as well as a connection for vehicle charging point

To the rear of the property is a spacious rear garden, outside light, and features a patio seating area!

The plot benefits from timber fencing to three sides





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- EXECUTIVE NEW BUILD!
- TWO BED DETACHED BUNGALOW
- FINISHED TO AN IMMACULATE STANDARD
- OPEN-PLAN LIVING SPACE
- AMPLE PARKING TO THE FRONT OF THE PROPERTY

Tenure: Freehold EPC Rating: B Council Tax Band: B

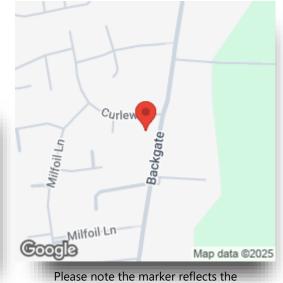
offers in the region of

£264,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111350



Property Ref: SDG111350 - 0013 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.

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