



Backgate,Cowbit Spalding PE12 6AP

welcome to

Backgate, Cowbit Spalding

Viewing Highly Recommended - This immaculate two bedroom detached bungalow has been completed to a high standard throughout with ample off road parking and enclosed rear garden. Situated in the popular location of Cowbit with great road links to Peterborough.



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 x 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 gravelled 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 and private rear garden which is not overlooked, outside light, and features a patio seating area!

The plot benefits from timber fencing to three sides



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welcome to

Backgate, Cowbit Spalding

- 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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG111350 - 0023

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