



**Willow Court, Cowbit Spalding PE12 6GF**



**welcome to**

**Willow Court, Cowbit Spalding**

**\*ESSENTIAL VIEW\*** EXECUTIVE, GENEROUSLY SIZED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF COWBIT.



### Entrance Hall

Double glazed entrance door leads into a grand, spacious entrance hall comprising of tiled flooring, radiator, ceiling light and thermostat as well as a staircase with an understair cupboard leading to the first floor accommodation.

### Cloakroom

Tiled flooring, radiator, ceiling light, wash hand basin and WC.

Double glazed window

### Study

Carpeted flooring, radiator, ceiling light and power points

Double glazed window

### Lounge

Generously sized lounge comprising of carpeted flooring, radiator, thermostat and TV point.

Double glazed bay window  
Double glazed patio doors leading out into the patio seating area,

### Kitchen

Generously sized kitchen/diner comprising of wall and base units with worksurfaces over, grey marble tiled splashback, large sink/drainers, double eye-level oven, large kitchen island featuring ample storage, an induction hob and extractor fan above as well as ample space for seating. The space also features a breakfast nook/dining area, spotlights, ceiling fan and TV point

Double glazed patio doors leading into the patio seating area.  
Door leading to:

### Utility Room

Fitted units with worksurfaces over, sink/drainers, plumbing for washing machine and tumble dryer, cupboard housing central heating boiler, power

sockets, extractor fan, ceiling light.

### Galleried Landing

Airing cupboard, loft hatch, radiator.

### Master Bedroom

Generously sized master bedroom comprising of carpeted flooring, fitted wardrobe, power points, thermostat and TV point.

Double aspect double glazed windows.  
Door leading into:

### En-Suite To Master

Three piece suite comprising of a large shower cubicle, wash hand basin with built in vanity and W/C. Partially tiled, heated towel rail.

Double glazed window

### Bedroom Two / Dressing Room

Carpeted flooring, radiator, power sockets and ceiling light.

Double glazed window

### Bedroom Three

Carpeted flooring, radiator, ceiling light and power sockets.

Double glazed window

### Bedroom Four

Carpeted flooring, radiator and power sockets.

Double glazed window  
Door leading to:

### En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin with built in vanity and W/C. Partially tiled, heated towel rail.

Double glazed window

### Exterior

Low maintenance gravel frontage featuring a raised path leading to the entrance door, large driveway leading to a double garage offering ample off-road parking.

Rear Garden:

Enclosed large l-shaped laid to lawn garden with a gravel border featuring two large patio seating areas at either side, ideal for al-fresco dining, a large wooden gazebo which is included within the sale, gated access to the front at either side of the property.

### Double Garage

Electric roller door, power and lighting, ample space for storage/potential for conversion.



**view this property online** [williamhbrown.co.uk/Property/SDG112153](http://williamhbrown.co.uk/Property/SDG112153)



welcome to

## Willow Court, Cowbit Spalding

- FOUR BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE DRIVEWAY AND DOUBLE GARAGE
- TWO EN-SUITES AND FAMILY BATHROOM
- LARGE ENCLOSED REAR GARDEN

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

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG112153](http://williamhbrown.co.uk/Property/SDG112153)



Property Ref:  
SDG112153 - 0004

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](mailto:Spalding@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**