



**Stone Gate, Cowbit Spalding PE12 6AH**

***welcome to***

## **Stone Gate, Cowbit Spalding**

Four double bedroom executive detached property, SPACIOUS ACCOMMODATION THROUGHOUT. Three reception rooms, breakfast kitchen, UTILITY & PANTRY. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking, DETACHED DOUBLE GARAGE & enclosed rear garden with OPEN FIELD VIEWS



### Entrance Porch

3' 9" x 6' 7" ( 1.14m x 2.01m )  
having tiled floor and door to:

### Entrance Hall

with Karndean flooring, stairs to first floor and built-in double cloaks cupboard

### Breakfast Kitchen

12' 1" x 14' 9" ( 3.68m x 4.50m )  
having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated double Rangemaster oven, extractor and fridge. Tiled floor, door to utility and door to:

### Pantry

7' 9" x 3' ( 2.36m x 0.91m )  
having fitted shelving, light and wine storage

### Utility

8' 4" x 10' 8" ( 2.54m x 3.25m )  
having a range of wall and base units, work surface and a one and a half bowl sink. Space for washing machine, tumble dryer, fridge and freezer. Tiled floor, fitted extractor, wall mounted gas boiler (fitted in 2022) and door to:

### Rear Porch

3' 3" x 5' 8" ( 0.99m x 1.73m )  
door to rear garden

### Lounge

22' 11" x 12' 11" ( 6.99m x 3.94m )  
having a fitted gas fire with timber surround and French doors to garden

### Dining Room

10' 11" x 14' 9" ( 3.33m x 4.50m )  
Karndean flooring

### Study

10' 6" x 7' 9" ( 3.20m x 2.36m )  
laminate flooring

### Wc

7' 9" x 4' 1" ( 2.36m x 1.24m )  
comprising two piece suite of WC and pedestal sink.  
Tiled floor

### Landing

having loft access and built-in double airing cupboard with hot water tank and fitted shelving

### Bedroom 1

11' x 14' 9" ( 3.35m x 4.50m )  
door to:

### En-Suite

4' x 7' 5" ( 1.22m x 2.26m )  
comprising three piece suite of WC, inset sink and double shower cubicle with electric shower. Extractor, heated towel rail, shaving point and fully tiled walls

### Bedroom 2

12' 1" x 12' 11" ( 3.68m x 3.94m )  
door to:

### En-Suite

5' x 7' 7" ( 1.52m x 2.31m )  
comprising three piece of WC, pedestal sink and shower cubicle with electric shower. Extractor, heated towel rail and shaving point

### Bedroom 3

11' 11" x 14' ( 3.63m x 4.27m )

### Bedroom 4

10' 5" x 12' 11" ( 3.17m x 3.94m )

### Family Bathroom

5' 11" x 10' 4" max ( 1.80m x 3.15m max )  
comprising three piece suite of WC, pedestal sink and corner bath. Extractor, heated towel rail, shaving point and fully tiled walls

### Outside

### Detached Double Garage

18' 3" x 18' 5" ( 5.56m x 5.61m )  
having two up and over doors, power and lighting.  
Loft access and fitted work bench



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## **Stone Gate, Cowbit Spalding**

- FOUR DOUBLE BEDROOM EXECUTIVE DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, BREAKFAST KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH OPEN FIELD VIEWS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112800 - 0006

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