



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



view this property online williamhbrown.co.uk/Property/SDG112800



welcome to

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: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112800



Property Ref:
SDG112800 - 0012

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