



Willow Court, Cowbit Spalding PE12 6GF

welcome to

Willow Court, Cowbit Spalding

Modern three bedroom semi-detached property, IMMACULately PRESENTED & STILL WITH 4YRS REMAINING ON NHBC. Lounge & STUNNING KITCHEN DINER. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for two cars, SINGLE GARAGE & fully enclosed rear garden with lawn & patio



Entrance Hall

having stairs to first floor, laminate flooring and door to:

Lounge

14' 1" x 12' 6" (4.29m x 3.81m)

laminate floor and door to:

Kitchen

9' 3" x 12' 8" (2.82m x 3.86m)

having a range of wall and base units, composite work surfaces and a one and a half bowl sink. Integrated electric oven, four ring induction hob, stainless steel extractor, fridge freezer and dishwasher. Space for washing machine, laminate flooring, door to WC and open plan with:

Dining Area

11' 3" x 8' 6" (3.43m x 2.59m)

laminate flooring and French doors to garden

Wc

6' 2" x 2' 11" (1.88m x 0.89m)

comprising two piece suite of WC and pedestal sink.

Laminate flooring and extractor

Landing

having loft access and built-in cupboard with wall mounted gas boiler

Bedroom 1

10' 4" x 12' 6" max (3.15m x 3.81m max)

built-in double wardrobe and door to:

En-Suite

5' 5" x 6' 6" (1.65m x 1.98m)

comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower.

Extractor, heated towel rail and shaving point

Bedroom 2

10' x 8' 4" (3.05m x 2.54m)

Bedroom 3

6' 10" x 9' (2.08m x 2.74m)

Bathroom

5' 10" x 9' (1.78m x 2.74m)

comprising four piece suite of WC, pedestal sink, bath and shower cubicle with thermostatic shower. Extractor, heated towel rail and shaving point

Outside

to the front of the property there is a path leading to the front door and a driveway to the side, providing off road parking for two cars and giving access to a single garage. A side gate leads to the rear garden that is fully enclosed by timber fencing and in the majority laid to lawn with borders to the rear and side. Within the garden there is also a patio seating area and timber garden shed

Garage

18' 2" x 10' (5.54m x 3.05m)

having up and over door, power and lighting



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welcome to

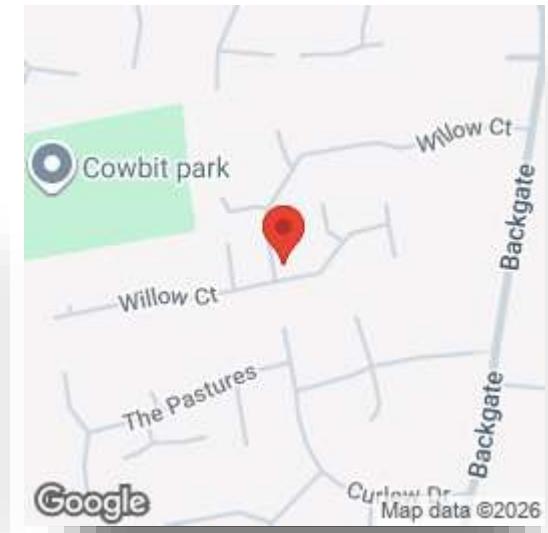
Willow Court, Cowbit Spalding

- MODERN & IMMACULATE THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE & STUNNING OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED GARDEN WITH LAWN & PATIO

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£240,000



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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.



Property Ref:
SDG112965 - 0002

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