



## 186 BARRIER BANK

COWBIT, PE12 6AL

**£425,000**  
**FREEHOLD**

Welcome to this charming detached bungalow located in the picturesque area of Barrier Bank, Cowbit. This property boasts two reception rooms, three cosy bedrooms, and two well-appointed bathrooms, providing ample space for comfortable living.

With a generous 2,766 sq ft of living space, this bungalow offers a spacious lounge perfect for relaxing and entertaining. The large workshop is a fantastic addition, ideal for those who enjoy DIY projects or need extra storage space.

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• LARGE BUNGALOW • HUGE  
POTENTIAL • EXCELLANT VILLAGE  
LOCATION • SPACIOUS  
LOUNGE • WORKSHOP SPACE • AMPLE  
PARKING • PATIO GARDEN • SUN  
ROOM • CALL TODAY



## Summary

Welcome to this charming detached bungalow located in the picturesque area of Barrier Bank, Cowbit. This property boasts two reception rooms, three cosy bedrooms, and two well-appointed bathrooms, providing ample space for comfortable living.

With a generous 2,766 sq ft of living space, this bungalow offers a spacious lounge perfect for relaxing and entertaining. The large workshop is a fantastic addition, ideal for those who enjoy DIY projects or need extra storage space.

One of the standout features of this property is the ample off-road parking available, ensuring convenience for you and your guests. The chain-free status of this home provides a hassle-free buying opportunity, allowing you to make this property your own without any delays.

This bungalow presents huge potential for those looking to create their dream home in a tranquil location. Whether you are seeking a peaceful retreat or a place to put your creative stamp on, this property offers endless possibilities.

Don't miss out on the chance to own this delightful bungalow with its charming character and promising features. Book a viewing today and envision the life you could build in this lovely home in Barrier Bank, Cowbit.

## Entrance Hall

Double door, door to:

## Hallway

Door to:

## Dining Room

Window to side, window to front, double door, door to:

## WC

Window to side.

## Shower Room

Window to side, door to:

## Bedroom 1

Window to front, window to rear, door to:

## Bedroom 2

Window to rear, door to:

## Bedroom 3

Window to rear, door to:

## Utility

Window to rear, window to side, door to:

## WC

Two windows to side, door to:

## Kitchen

Window to side, Storage cupboard, double door, door to:

## Breakfast Room

Door to:

## Lounge

Window to rear, two windows to side, window to front, double door, door to:

## Bathroom

Window to rear, door to:

## Sun Room

Two windows to rear, window to side, sliding door, door to:

## Workshop/Office

Window to side, two windows to rear, window to front, double door, door to:

## Garage 1

Window to rear, Up and over door.

## Garage 2

Up and over door, four double doors, door to:

## Outside Space

The outside space features a in and out driveway to front, with large gravel frontage, to the rear it features a low maintenance patio area and large tarmac driveway and additional parking to rear.

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SEEDGE

Your Local Property Experts

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## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 3800.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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