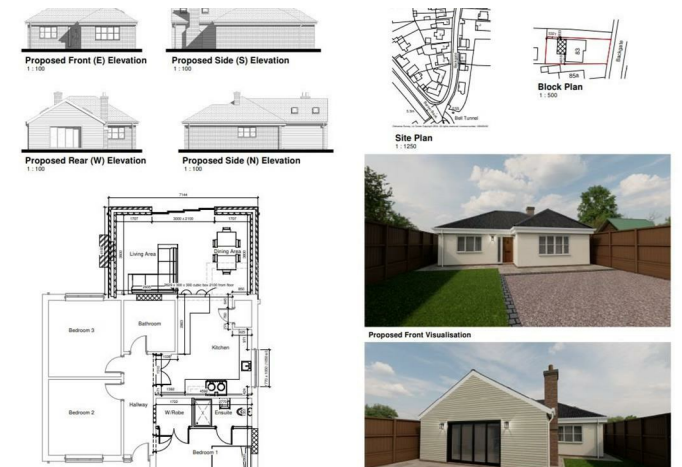




83 BACKGATE SPALDING, PE12 6AP

£230,000
FREEHOLD

Welcome to this charming detached bungalow located in the peaceful village of Cowbit, Spalding. This lovely property boasts a spacious 900 sq ft of living space, featuring a large lounge/reception room, two comfortable bedrooms, and a modern four-piece bathroom - perfect for unwinding after a long day.

Planning permission in process for a large rear extension to the property see images attached.

One of the highlights of this property is the enclosed rear garden, providing a private outdoor space for relaxing or entertaining guests. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out.



83 BACKGATE

- Chain free bungalow • Front and rear garden • Four piece bathroom • Large kitchen and diner • Ample off road parking • Quiet village location • Large lounge to front • Modern gas boiler • Planning permission for rear extension see images attached



Summary

Welcome to this charming detached bungalow located in the peaceful village of Cowbit, Spalding. This lovely property boasts a spacious 900 sq ft of living space, featuring a large lounge/reception room, two comfortable bedrooms, and a modern four-piece bathroom - perfect for unwinding after a long day.

One of the highlights of this property is the enclosed rear garden, providing a private outdoor space for relaxing or entertaining guests. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out.

Situated in a quiet village, this bungalow offers a tranquil escape from the hustle and bustle of city life. The nearly new boiler ensures efficient heating throughout the property, adding to the comfort and convenience of this delightful home.

Don't miss out on the opportunity to own this chain-free property in the idyllic village of Cowbit. Call today to arrange a viewing.

Hallway

Wide entrance hallway, leading to both bedrooms, the bathroom, lounge and kitchen/diner. With carpet flooring and radiator to side.

Lounge

Large lounge to front, with carpet flooring, ample tv

and electrical points, feature fireplace and window to front elevation.

Kitchen/Diner

To the rear of the property, the kitchen diner boasts a large size, with space for free standing fridge freezer, dining table and chairs, with door leading to rear porch and the pantry.

Pantry

Every kitchen lovers dream, this pantry adds extra storage space for non perishable goods.

Rear Porch

Rear porch with doorway leading onto enclosed rear garden.

Bathroom

Four piece bathroom with tiled flooring, sink, toilet, bath and shower unit.

Bedroom 1

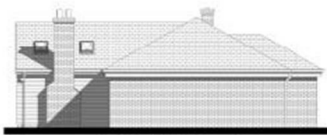
The main bedroom to the rear of the property, with tv and electric points and window overlooking rear of the property.

Bedroom 2

Bedroom 2 located to the front of the property with radiator and window, with tv and electric points.



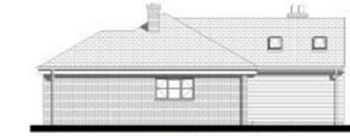
Proposed Front (E) Elevation
1 : 100



Proposed Side (S) Elevation
1 : 100



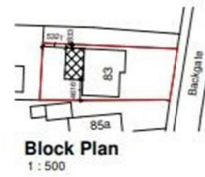
Proposed Rear (W) Elevation
1 : 100



Proposed Side (N) Elevation
1 : 100



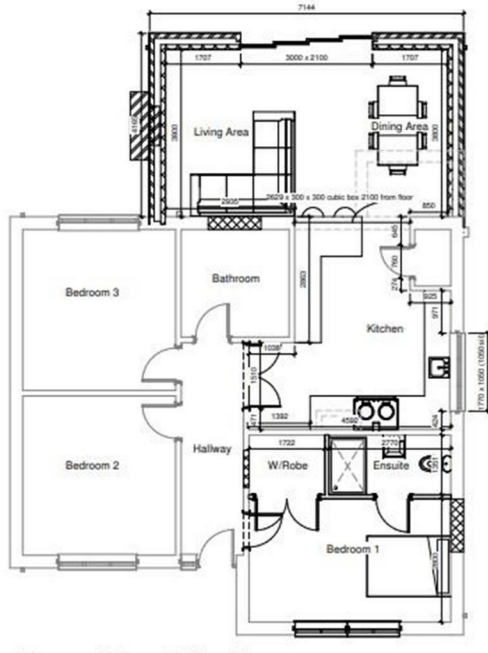
Site Plan
1 : 1250

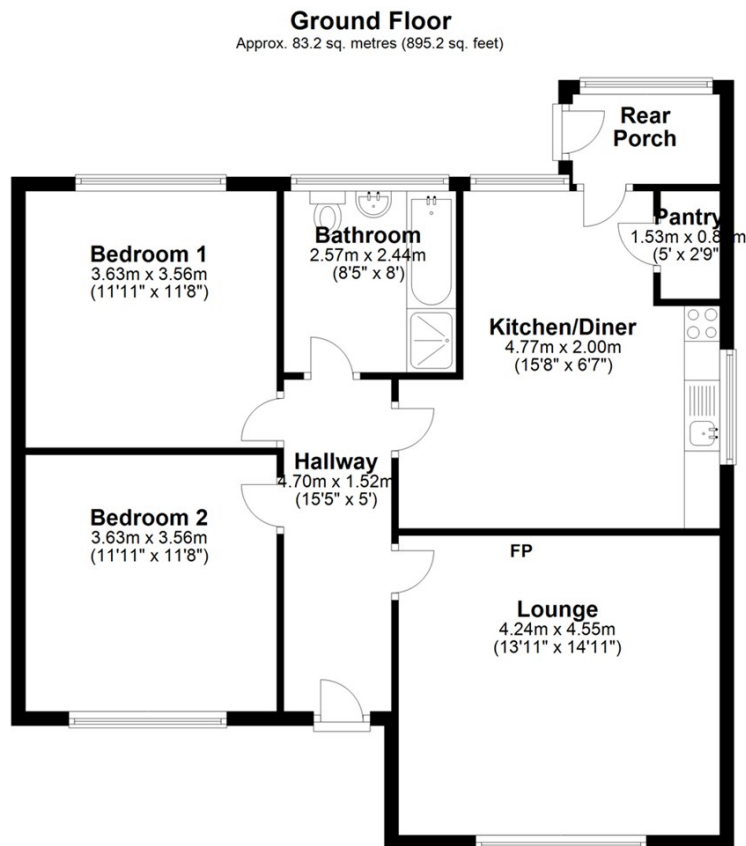


Block Plan
1 : 500



Proposed Front Visualisation





Total area: approx. 83.2 sq. metres (895.2 sq. feet)
83 backgate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

