



## **17 Cobgate, Spalding, PE12 6TD**

**£352,000**

WOW! A viewing is highly advised to appreciate what this property has to offer. Modernised and finished to a high standard, with a newly fitted kitchen, bathroom, decor, and flooring throughout.

The bungalow comprises of entrance porch and hall, living room with featured electric flame fire, kitchen diner, utility room, cloakroom, three bedrooms and a 4-piece bathroom suite. The property offers an extensive front garden with a large driveway providing ample off-road parking. Side access to either side of the bungalow entering to the rear garden which is well maintained with a generous sized patio area with sun canopy over, ideal for seating and entertaining.

### Entrance Porch

Part glazed composite entrance door to front aspect. Exposed brick work. Door to entrance hallway.

### Entrance Hallway

Entrance door to front aspect. Tiled flooring. Airing cupboard. Loft access. Vertical radiator. Bt point.

### Living Room 18'0" x 14'10" (5.50 x 4.54)



Upvc window to front aspect with built in blinds. Vertical radiators. Featured wall with electric flame effect fire. Wood flooring.

### Kitchen Diner 17'11" x 13'11" (5.48 x 4.26)



Two Upvc windows to front aspect. Base and wall units with quartz surface over and breakfast bar. Integrated Neff double oven and Neff electric induction hob with quartz splashback. Space for freestanding fridge freezer. Composit sink with drainer. Tiled flooring. Radiators. Spot lighting. Television point.



### Utility Room 12'1" x 6'3" (3.69 x 1.92)

Upvc window to front aspect. Door to side. Radiator. Loft access. Wall mounted boiler. Tiled flooring. Space and plumbing for washing machine and tumble dryer.

### Cloakroom



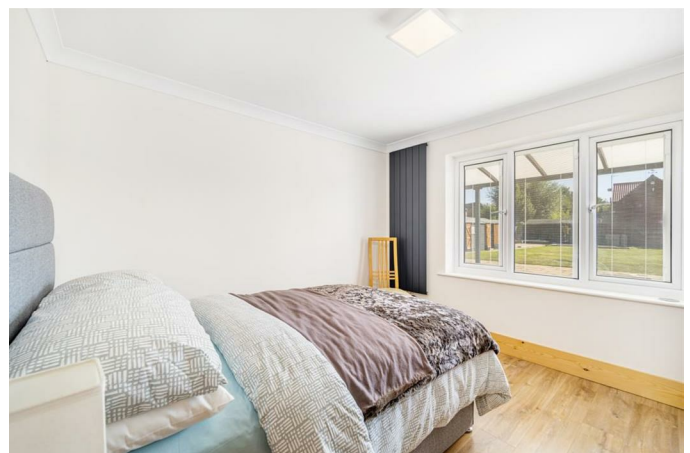
Upvc window to side aspect. Wash hand basin with tile splashback. Tiled flooring. Toilet.

### Bedroom One 13'10" x 13'11" (4.24 x 4.26)



Upvc window to rear aspect with built in blinds. Vertical radiators. Wood flooring.

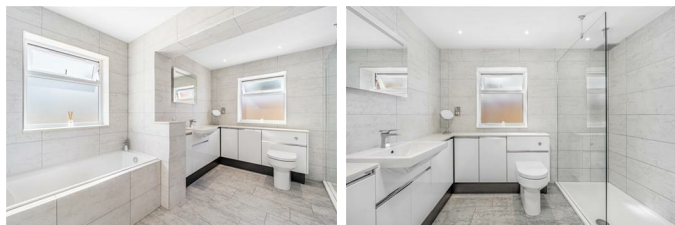
### Bedroom Two 10'11" x 10'6" (3.33 x 3.21)



Upvc window to rear aspect with built in blinds. Vertical radiator. Wood flooring.

**Bedroom Three 10'6" x 8'11" (3.21 x 2.74)**

Bi-Fold doors opening to rear garden with built in blinds. Vertical radiator. Wood flooring.

**Bathroom 12'7" x 10'5" (3.85 x 3.20)**

Upvc window to side and rear aspect. Vertical radiators. Tiled flooring and walls. Bath. Oversized shower cubicle with glass screen and overhead shower head. Fitted corner vanity unit with wash hand basin and toilet. Spot lighting.

**Front Garden**

Large low maintenance front garden with gravelled area to the front. Providing ample off road parking and vehicular access to the single garage. Side access to either side leading to the rear garden.

**Rear Garden**

South facing enclosed well presented rear garden with an extensive patio area ideal for seating and entertaining with sun canopy over. Lawn area. Sheds.

**Garage**

Electric sectional garage door. Door to rear garden. Power and lighting.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6TD

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can

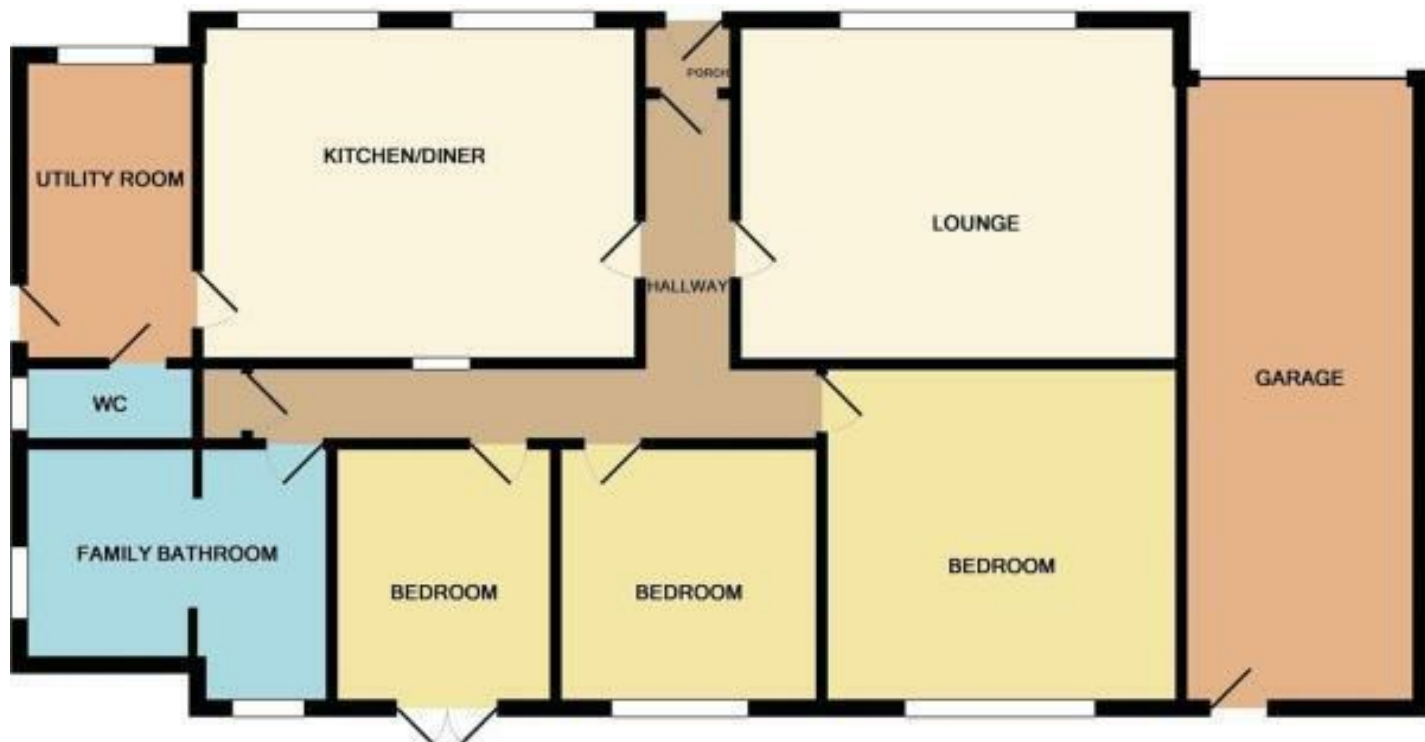
offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

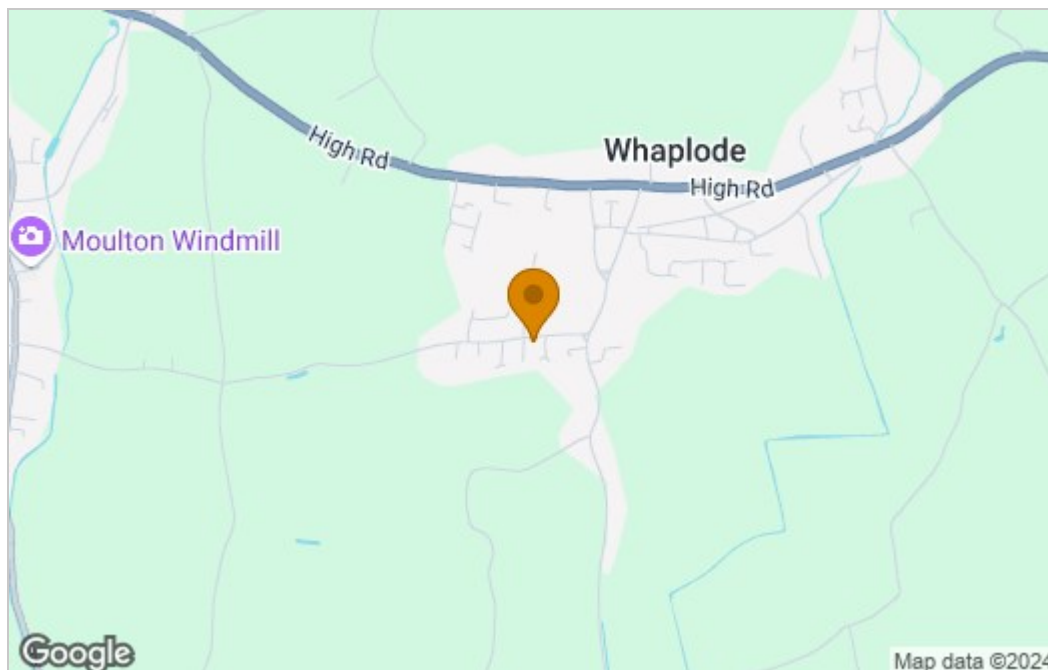
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## Floor Plan



## Area Map



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## Energy Efficiency Graph

