



11 Orchard Way, Cowbit, PE12 6XA

£400,000

Discover the epitome of family living in the heart of Cowbit, where this Allison home awaits on Orchard Way. Featuring generously proportioned rooms and a fantastic layout, this beloved design by Allison offers the ideal backdrop for creating lasting memories. With a plot larger than most measuring approx 1/4 of an acre (sts), this residence provides ample space for your loved ones to thrive. If you're still searching for the perfect family home, look no further—this is the one you've been waiting for. Don't let this opportunity pass you by, schedule a viewing today.

Entrance Porch

Composite entrance door to front aspect with glazed side panels. Tiled flooring. Wooden door opening into entrance hallway.

Entrance Hallway



Glazed door to the front. Tiled flooring. Stairs to first floor landing. Radiator.

Dining Room 16'5" x 11'5" (5.02 x 3.48)



Upvc window to front aspect. Radiator. Wood effect flooring.

Living Room 20'10" x 11'10" (6.36 x 3.63)



Upvc bay window to front aspect. Carpeted. Radiators. Gas fireplace with surround. Television point. Bt point.

Kitchen Diner 10'2" x 18'5" (3.11 x 5.62)



Upvc window to rear aspect and French doors opening into the conservatory. Tiled flooring. Radiator. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiled splashback. Fitted electric oven with hob and extractor hood over. Space for freestanding American style fridge freezer. Space for dishwasher.

Conservatory 11'1" x 10'2" (3.40 x 3.12)



Upvc and brick constructed. French doors to side aspect. Ceiling fan and light. Tiled flooring.

Rear Hallway 5'4" x 6'0" (1.63 x 1.85)

Door to rear aspect. Door to garage. Radiator.

Cloakroom 3'5" x 9'4" (1.06 x 2.86)



Upvc window to side aspect. Tiled flooring. Part tiled walls. Toilet. Wash hand basin. Radiator.

Utility Room 6'3" x 9'2" (1.92 x 2.81)



Upvc window to rear aspect. Matching base and wall units with worksurface over. Stainless steel sink with drainer and taps over. Space and plumbing for washing machine and tumble dryer. Carpeted. Part tiled splashback walls. Extractor fan.

First Floor Landing

Loft access. Airing cupboard.

Bedroom One 12'9" x 11'5" (3.90 x 3.49)



Upvc window to front elevation. Carpeted. Radiator. BT point.

En-Suite



Upvc window to front elevation. Carpeted. Shower cubicle. Tiled walls. Wash hand basin. Toilet. Extractor fan.

Bedroom Two 10'4" x 11'10" (3.15 x 3.63)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 10'2" x 10'4" (3.12 x 3.16)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Four 9'3" x 8'6" (2.82 x 2.61)



Upvc window to rear elevation.

Bathroom 5'6" x 7'8" (1.69 x 2.36)



Upvc window to rear elevation. Bath with hand held shower attachment and shower over. Tiled walls. Wood effect vinyl flooring, Wash hand basin. Toilet.

Front Garden

The driveway offers off-road parking and convenient vehicular access to the double garage. Lawn adorned with shrubs and hedges. Additionally, there is gated side access leading to the rear garden.

Double Garage



Power and lighting. Two single garage doors to the front. Fuse board. Boiler. Loft access.

Rear Garden



The rear garden is enclosed, by mature trees, bushes, and floral arrangements. Lawn area and a paved section perfect for seating and entertaining.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

HEATING: Gas Central Heating

DRAINAGE: Mains

PLEASE NOTE:

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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.

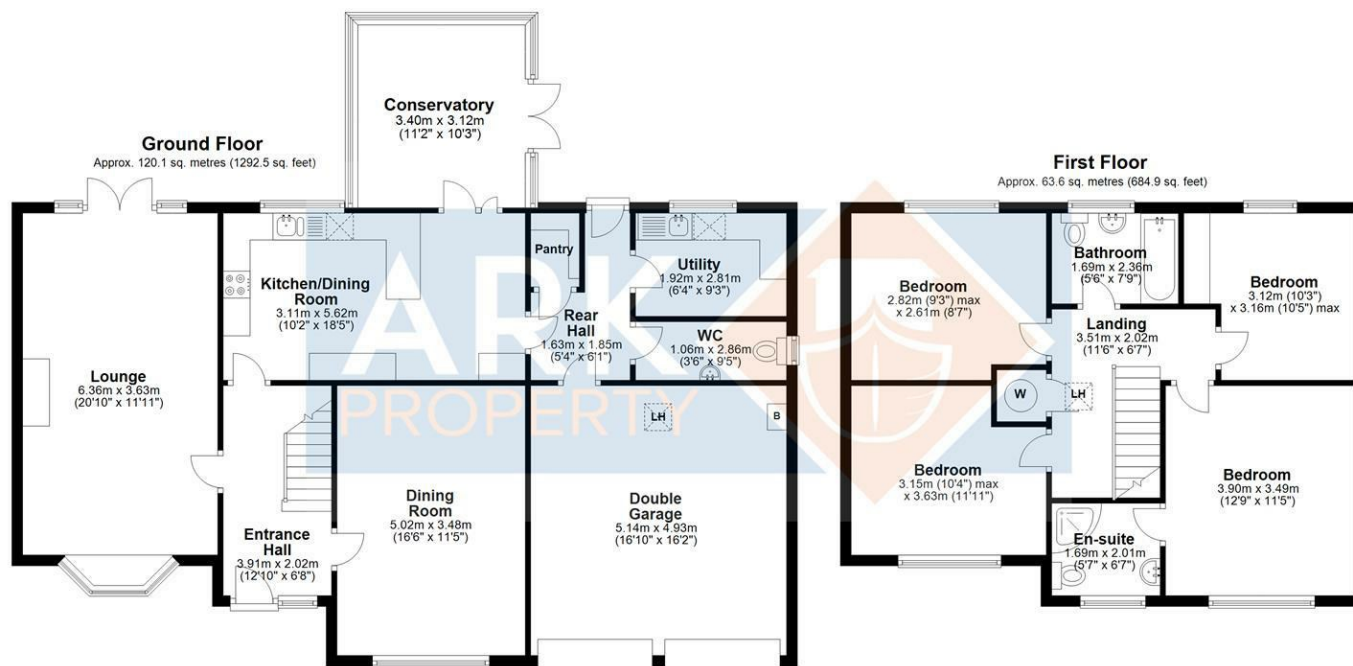
We can also offer full Financial and Solicitor

services. Please note we do get a referral fee for any recommended client service used.

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Floor Plan

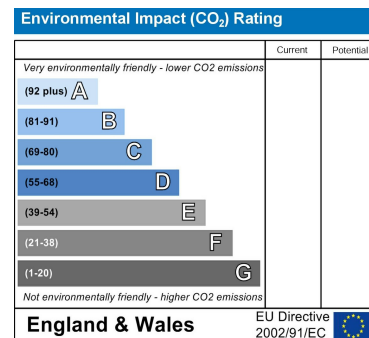
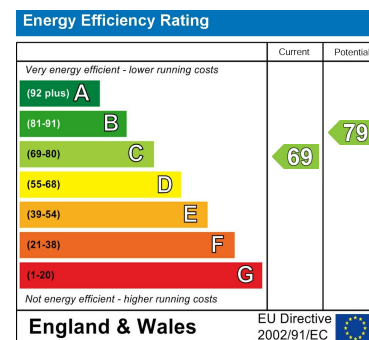


Total area: approx. 183.7 sq. metres (1977.4 sq. feet)

Area Map



Energy Efficiency Graph



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