



36 Milfoil Lane, Cowbit, PE12 6XF

£275,000

Viewing is highly advised to appreciate this immaculate two bedroom detached bungalow situated in a sought after village location. Cowbit is a semi-rural village sitting located close by to the A16 with road links to Spalding and approx a 15 minute commute to Peterborough. The property benefits from a generous sized rear garden, off road parking and single garage. In brief the accommodation comprises entrance hallway, living room, kitchen diner, bedroom one with en-suite, bedroom two and family bathroom. Fully enclosed rear garden with paved area ideal for seating and entertaining, artificial lawn and summer house, shed and green house!

Entrance Hallway 12'7" x 10'1" (3.84 x 3.08)



Upvc double glazed entrance door with glazed side panels. Coving to ceiling. Loft access. Airing cupboard housing hot water storage tank. Radiator. Camaro flooring.

Living Room 16'9" x 11'0" (5.12 x 3.36)



Upvc double glazed bay window to front and window to side aspect. Coving to ceiling. Electric fire set in ornate fireplace. Telephone and Television point. Radiator.

Kitchen Diner 14'8" x 9'10" (4.48 x 3.02)



PVCu double glazed bay window to front and window to side. Refitted with a matching range of base and eye level units with doors and pan drawers, worktop space and splashbacks, 1 1/2

bowl stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with extractor hood over, integrated eye level oven, space and plumbing for dishwasher, space for fridge freezer.



Utility Room 6'11" x 5'2" (2.13 x 1.60)



Glazed Upvc door to side aspect. Wall units. Work surface with space and plumbing beneath for washing machine and tumble dryer. Full height utility cupboard. Coving to skimmed ceiling.

Bedroom One 11'11" x 11'9" (3.65 x 3.60)



Upvc double glazed window to rear aspect. Television and telephone point. Radiator. Coving to skimmed ceiling.

Bedroom Two 11'10" x 8'10" (3.63 x 2.71)



Upvc double glazed window to rear aspect. Television point. Radiator. Coving to ceiling.

En-Suite 8'7" x 4'1" (2.62m x 1.24m)



Coving to skimmed ceiling. Radiator. Refitted Toilet. Wash hand basin. Shower cubicle. Wood effect flooring. Extractor fan. Shaver point.

Bathroom 6'11" x 6'8" (2.13 x 2.04)



Upvc double glazed window to side aspect. Coving to skimmed ceiling. Bath. Wash hand basin. Toilet. Tiled flooring. Radiator. Shaver point.



Exterior



Being low maintenance to the front and rear gardens. Welcomed to a gravelled driveway which provides off road parking and vehicular access to the single garage. The front garden features a fish pond with a wooden garden bridge over, further gravelled areas which provides ideal seating area and gated access leading to the rear garden. The rear garden is a generous sized being fully enclosed with timber fencing. Paved area ideal for seating and entertaining. Artificial lawn. Timber shed and summer house. Green house.

Solar Panels

There are solar panels fitted to the side and rear of the bungalow which are owned outright. They generate electricity. Feed in tariff information is available upon further requests.

Property Postcode



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

Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE:

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

EPC RATING: A

Viewing



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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your 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.

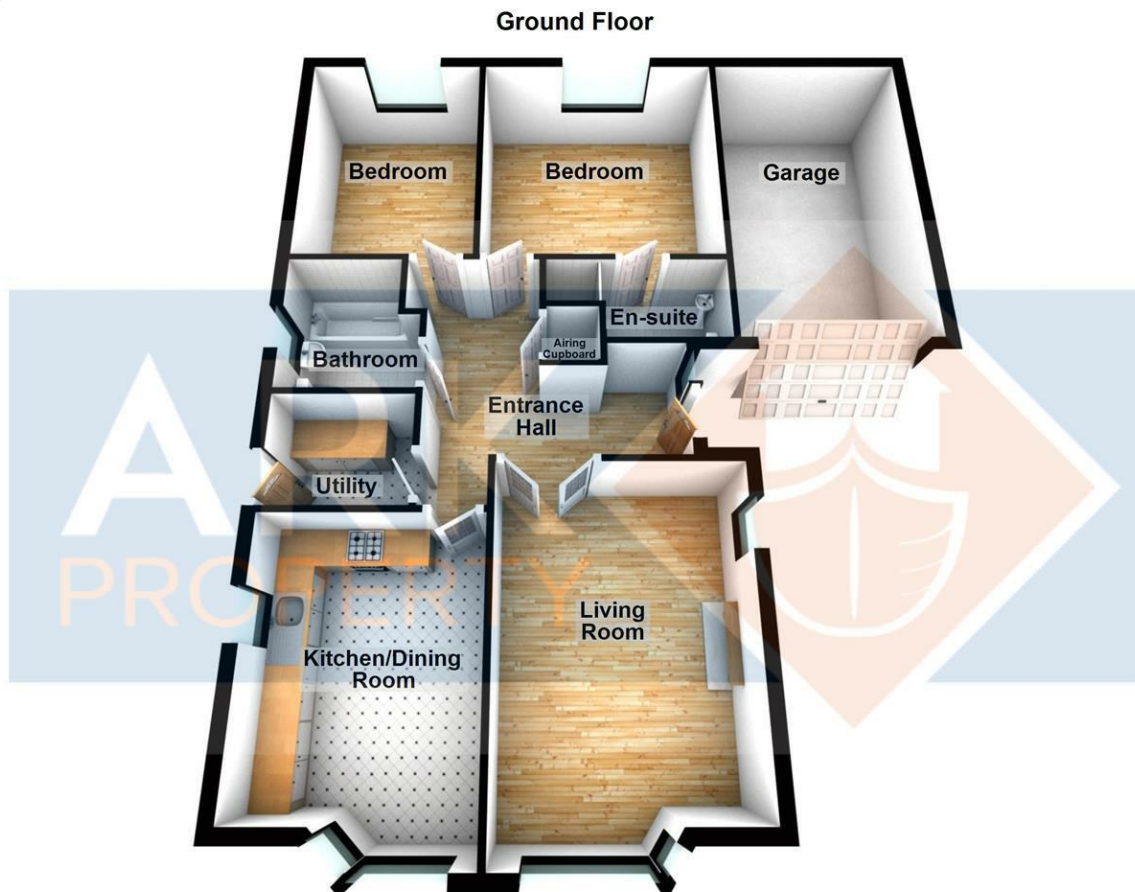
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer



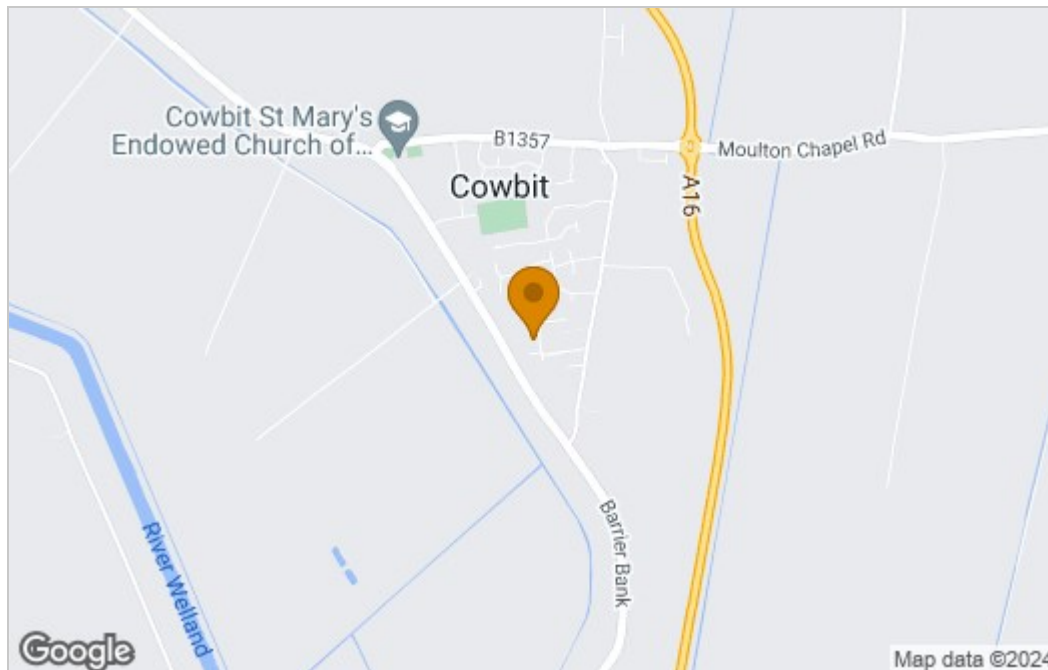
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Floor Plan

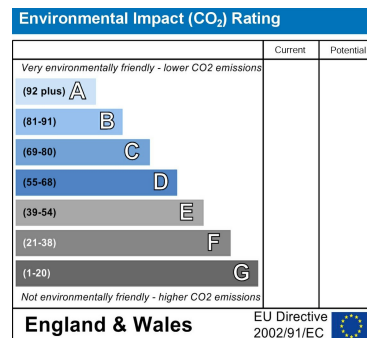
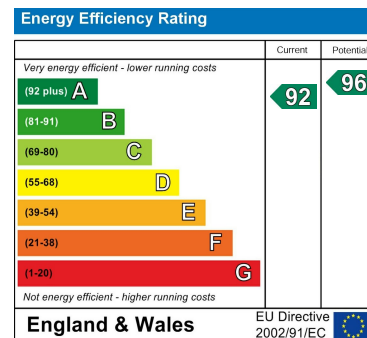


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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