



## **4 Mill Drove South, Cowbit, PE12 6FS**

**£239,000**

Welcome to this charming retreat in Cowbit! Nestled in a tranquil setting, this home boasts a well-presented interior, ensuring a warm and inviting atmosphere from the moment you step inside. Step outside to discover the low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Whether you're hosting gatherings or simply unwinding after a long day, this outdoor space offers endless possibilities. Conveniently located, this bungalow offers easy access by car to the bustling City of Peterborough, ensuring you're never far from a vibrant array of amenities, including shops, restaurants, and entertainment options.

**Entrance Hall 4'5" x 8'7" (1.35m x 2.63m)**



PVCu double glazed entrance door with matching glazed side panel, coving to textured ceiling, vinyl flooring, electric storage heater, built in airing cupboard with slatted shelving and hot water cylinder.



**Lounge 8'7" x 12'7" max (2.63m x 3.84m max)**



PVCu double glazed box bay window to front and

window to side, coving to textured ceiling, solid wood flooring, two electric storage heaters and electric forrplace set in marble surround.



**Kitchen 8'5" x 11'1" (2.59m x 3.39m)**



PVCu double glazed window and door to side, coving to textured ceiling, IVT style flooring, wall mounted electric consumer unit. Fitted with a matching range of base and eye level units with roll edge worktop and tiled splashback, freestanding electric cooker with four ring hob, oven and grill, extractor hood over, stainless steel sink and drainer with chrome mixer tap over, fitted plinth heater, space for fridge freezer, space and plumbing for washing machine.



**Bedroom One 12'8" x 8'6" (3.88m x 2.61m)**



PVCu double glazed window to side, coving to textured ceiling, electric storage heater.

**Bedroom Two 8'8" x 9'4" (2.66m x 2.86m)**



PVCu double glazed window to rear, coving to textured ceiling, laminate flooring, electric storage heater.

**Shower Room 5'4" x 6'11" (1.63m x 2.11m)**



PVCu double glazed window to side, coving to textured ceiling with recessed ceiling spotlights, wall and floor tiling, extractor fan, wall mounted electric heater, electric wall mounted heated towel rail, mirrored vanity cabinet. Fitted with a three piece suite comprising glazed shower cubicle with electric shower over, pedestal wash hand basin with chrome taps over and close coupled toilet with push button flush.



### To The Front



There is a gravel driveway to the front of the property providing off road parking for around three vehicles and leading to single garage. Side gated access leads to the rear garden.

### Rear garden



The rear garden is enclosed by timber fencing and is mostly hardstanding with minimal maintenance in mind. There are well stocked borders, outside cold water tap and two timber storage sheds.



### Garage



Detached single garage with up and over door to front and pedestrian door to side. Power and light connected.

### Additional Information

PLEASE NOTE:

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

### 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

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **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.

### **Property Postcode**

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

### **Verified Material Information**

Tenure: Freehold  
Council tax band: B  
Annual charge: N/A  
Property construction: Brick & Tile  
Electricity supply: Mains  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Electric  
Heating features: N/A  
Broadband: As stated by Ofcom,  
Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garage  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk: Zone 1 (Environment Agency)  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: E

### **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.

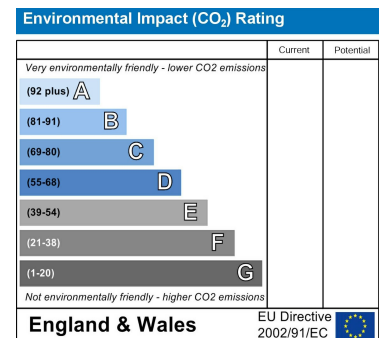
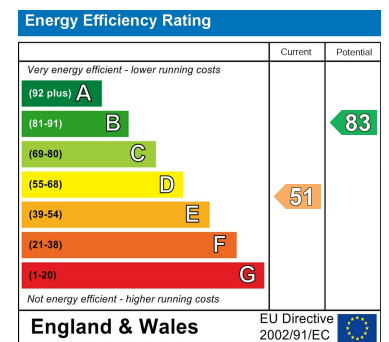
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

