



61 Willow Court, Cowbit, PE12 6GF

£230,000

- Beautifully decorated with neutral colours
- Low maintenance wrap around rear garden
- Ample parking leading to single garage
- Cul de sac location
- Modern kitchen diner with integrated appliances
- Stunning bathroom and En-suite
- Popular village setting
- Viewing is highly recommended

Beautiful, stunning, tastefully designed, amazing... just a few words to describe this enchanting three-bedroom semi-detached home in Cowbit. From the moment you step inside, the neutral décor and elegantly dressed rooms create a warm and welcoming atmosphere, flowing seamlessly from space to space—there's a touch of magic in every corner. Outside, the property offers ample parking, a garage to the front, and a wrap-around rear garden that's a true sun haven. Don't miss out—book your viewing today and experience the magic for yourself!

Entrance Hall 4'3" x 4'7" (1.30m x 1.40m)

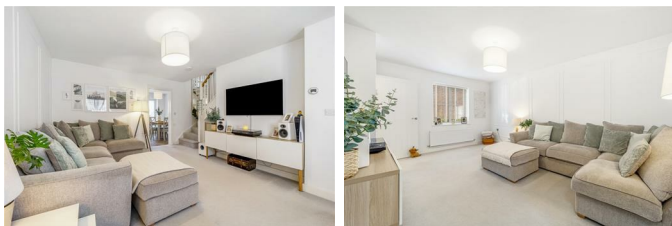
UPVC door to front. Wood effect flooring. Radiator.

Cloakroom



Wood effect flooring. Panelled wall. Toilet. Pedestal wash hand basin with tiled splash back. Radiator.

Lounge 6'7" x 11'10" (2.03m x 3.62m)



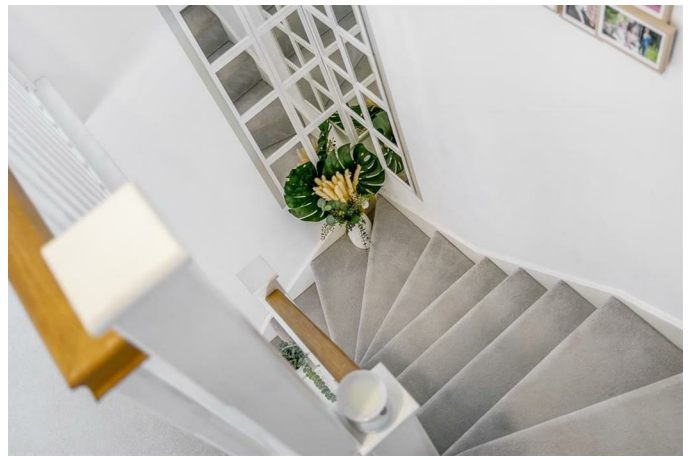
UPVC window to front. Panelled wall. Radiator. Carpeted. Stairs to first floor landing. Under stairs storage cupboard.

Kitchen 9'4" x 15'10" (2.87m x 4.85m)



UPVC window to rear. UPVC French door to rear. Spot lights. Wood effect flooring. Radiator. Matching base and eye level units. Built in fridge freezer. Built in electric oven and hob with extractor over. Integrated dishwasher. Integrated washing machine. Stainless steel sink drainer with mixer tap.

First Floor Landing 8'11" x 7'1" (2.72m x 2.18m)



Loft access. Carpeted.

Bedroom 1 9'7" x 10'1" (2.94m x 3.09m)



UPVC window to rear. Panelled wall. Radiator. Carpeted.

En-suite 6'11" x 5'6" (2.11m x 1.70m)



UPVC window to rear. Double walk in shower with shower over. Spot lights. Wash hand basin with splash back. Toilet. Shaver point. Extractor fan. Heated towel rail. Wood effect flooring.

Bedroom 2 12'1" x 8'6" (3.69m x 2.61m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 7'4" x 7'1" (2.24m x 2.17m)



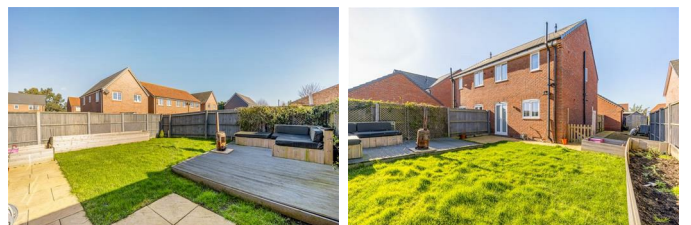
UPVC window to front. Panelled wall. Radiator. Carpeted.

Bathroom 10'5" x 8'5" (3.20m x 2.58m)



UPVC window to side. Panelled bath with shower attachment over. Partially tiled walls. Spot lights. Wash hand basin with splash back. Toilet. Shaver point. Extractor fan. Heated towel rail. Wood effect flooring. Airing cupboard with boiler.

Outside



Front: Pathway leading to front door. Gravel area. Driveway leading to garage.
Rear: Enclosed by timber fencing. Lawn area. Patio

area. Timber decking area. To the side there is an enclosed gravel area with gated access to the front of the property.

Garage 10'4" x 18'3" (3.17m x 5.57)

Up and over vehicle door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: £180 per year paid to Encore Estates.

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning

applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B84

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.

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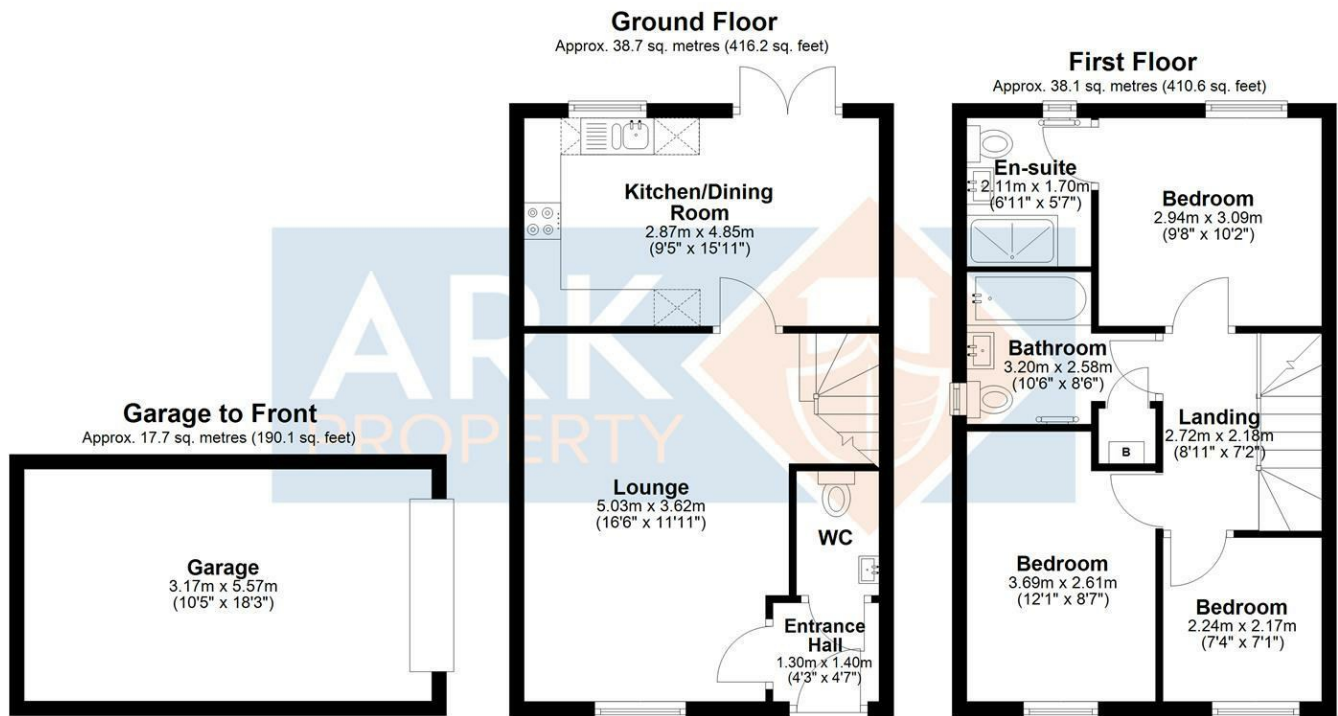
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

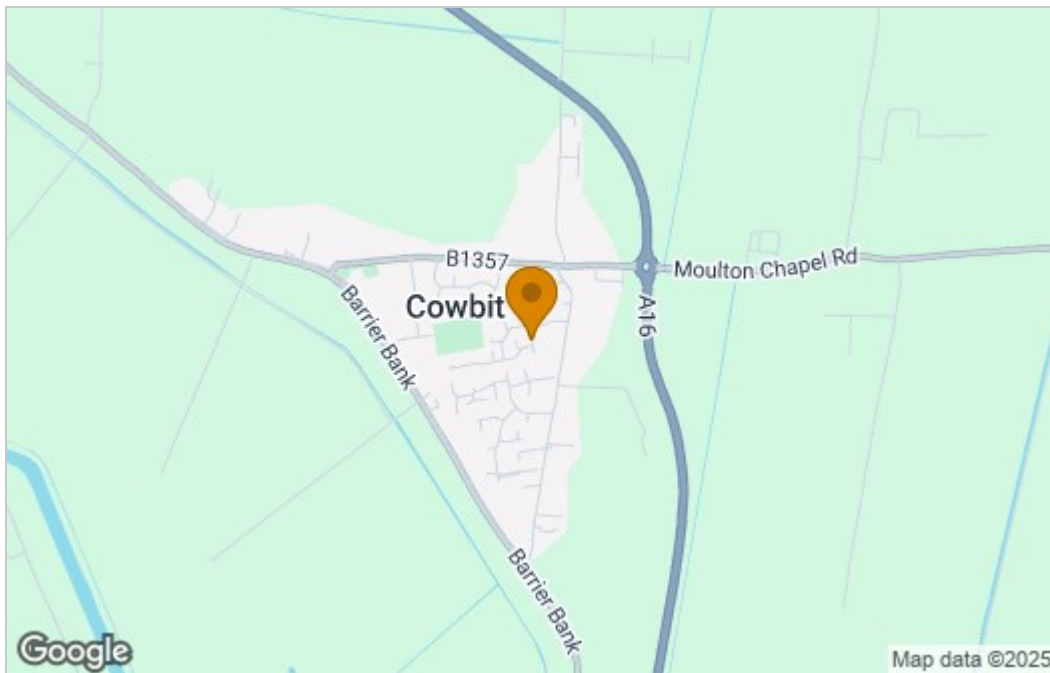
Floor Plan



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

