



39 Willow Court, Cowbit, PE12 6GF

£230,000

- Modern three-bedroom semi-detached home in a desirable location.
- Spacious lounge and contemporary kitchen/diner for comfortable living.
- Convenient downstairs WC for added practicality.
- Master bedroom with en-suite, plus two further well-sized bedrooms.
- Single garage and private driveway providing ample parking.
- Well-maintained rear garden, perfect for outdoor enjoyment.

Situated in the sought-after village of Cowbit, this beautifully presented three-bedroom semi-detached home offers modern living in a peaceful location. The property features a spacious lounge, a stylish kitchen/diner, and a convenient downstairs WC. Upstairs, the master bedroom benefits from an en-suite, alongside two further well-proportioned bedrooms and a family bathroom. Externally, there is a single garage to the side, a private driveway, and a well-maintained rear garden. A fantastic opportunity for families or professionals seeking a contemporary home in a great location.

Entrance Hall 8'5" x 8'9" max (2.59m x 2.68m max)



Composite glazed entrance door to front. Skimmed ceiling. Laminate flooring. Radiator. Arch opening to Lounge.

Lounge 16'1" x 9'7" (4.92m x 2.93m)



PVC double glazed windows to front and rear. Skimmed ceiling. Laminate flooring. Two radiators.

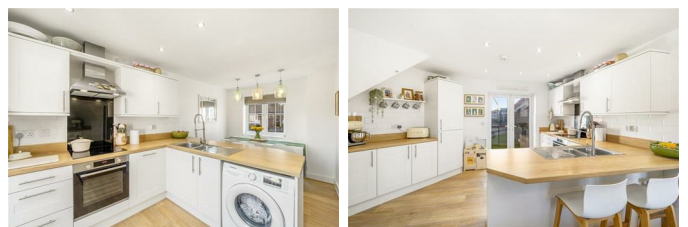


Cloakroom 5'6" x 4'7" (1.68m x 1.41m)



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Half height wall tiling. Tiled flooring. Wall mounted anthracite heated towel rail. Fitted close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

Kitchen/Diner 18'4" x 15'3" max (5.59m x 4.67m max)

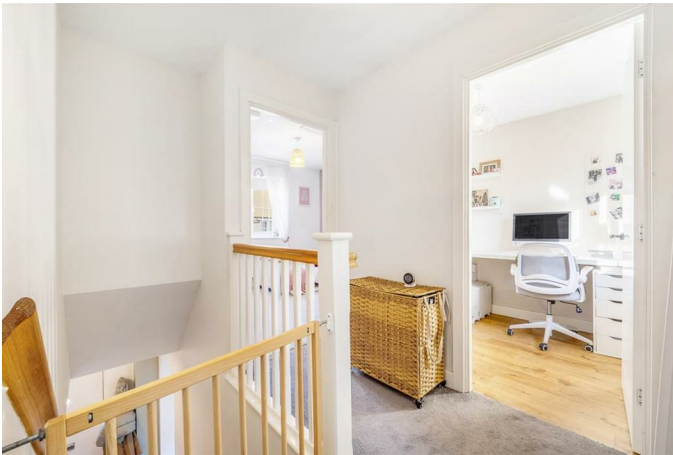


PVC double glazed window to front and French doors opening to rear. Skimmed ceiling. Recessed spot lighting. Laminate flooring. Matching base and eye level units with breakfast peninsular. Integrated

fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine.



First Floor Landing 7'0" x 3'4" max (2.14m x 1.02m max)



Skimmed ceiling. Carpeted.

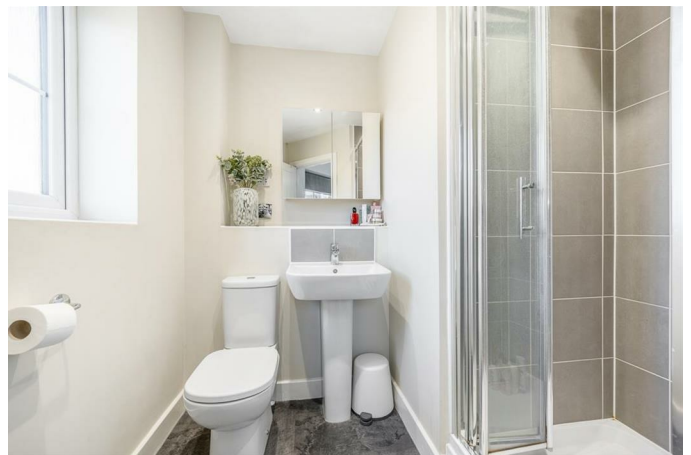
Bedroom 1 14'5" x 13'10" (4.40m x 4.23m)



Two PVC double glazed windows to front. Skimmed ceiling. Radiator. Carpeted.



En-suite 6'11" x 7'4" (2.12m x 2.25m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Extractor fan. Laminate flooring. Chrome wall mounted heated towel rail. Fitted tiled shower enclosure with chrome thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Bedroom 2 8'11" x 9'9" (2.72m x 2.98m)

PVC double glazed window to front. Skimmed ceiling. Loft access. Radiator. Built in over stairs cupboard with wall mounted mains gas combination boiler. Carpeted.

Bedroom 3 7'1" x 6'4" (2.17m x 1.95m)

PVC double glazed window to rear. Skimmed ceiling. Radiator. Laminate flooring.

Bathroom 6'2" x 6'2" (1.90m x 1.88m)

PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Laminate flooring. Chrome wall mounted heated towel rail. Bath with chrome mixer tap and mains shower over with rainfall head and hand held attachment and glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Shaver point.

Outside

Front: Gravel area to the front of the property. Tarmac driveway leading to single garage. Side gated access to the rear.
Rear: Enclosed by timber fencing. Lawn area. Patio area. Timber decking. Outside lighting. Cold water tap.



Garage

Up and over vehicle door. Power and light connected. Pedestrian door to side.

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: Management Company Encore £180 per annum.

Property construction: Brick Built

Electricity supply: Utility Warehouse

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 Limited over 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: B83

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.

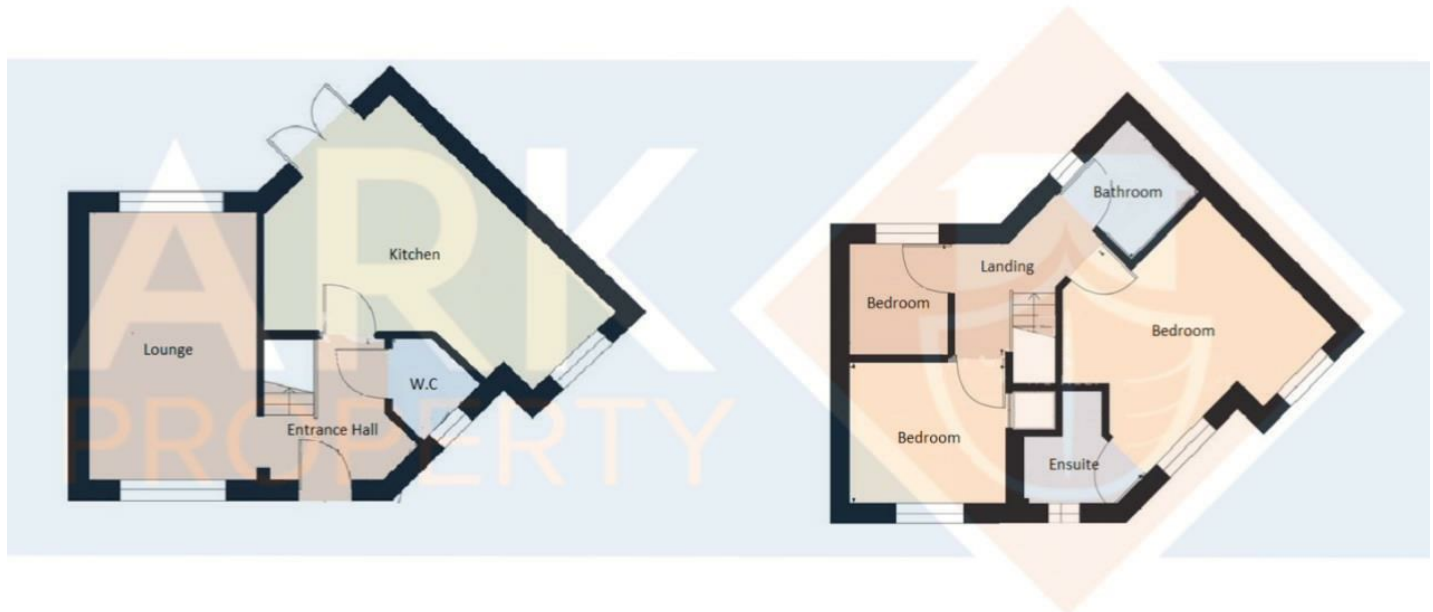
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

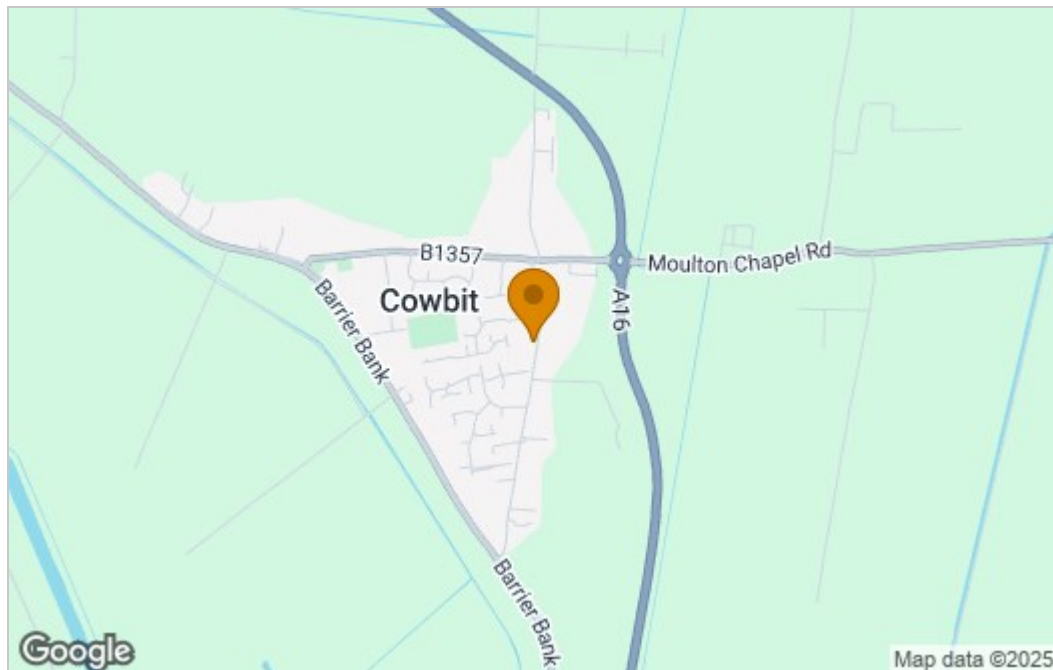
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



Area Map



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Energy Efficiency Graph

