



## 29 Willow Court, Cowbit, PE12 6BU

**£220,000**

- Modern 3-Bedroom Semi-Detached Home – Built by Ashwood Homes.
- Sought-After Village Location – Excellent links to Spalding and Peterborough.
- Spacious Living Areas – Lounge, kitchen diner, and utility room.
- Three Bedrooms & Two Bathrooms – Including an ensuite to the master.
- Enclosed Rear Garden – A private and secure outdoor space.
- Off-Road Parking – Space for two to three vehicles at the rear.

**Modern 3-Bedroom Semi-Detached Home in Cowbit  
– Built by Ashwood Homes**

Located in the desirable village of Cowbit, this well-presented three-bedroom semi-detached home offers modern living with excellent links to both Spalding and Peterborough. Built by Ashwood Homes, the property features a spacious lounge, stylish kitchen diner, and a handy utility room on the ground floor. Upstairs, there are three bedrooms, a family bathroom, and an ensuite to the master. Outside, an enclosed rear garden provides a private outdoor space, while off-road parking to the rear accommodates two to three vehicles. A fantastic home in a great location – viewing is highly recommended!

**Entrance Hall**



Composite glazed entrance door to front. Skimmed ceiling. Laminate flooring. Stairs to first floor landing. Radiator.

**Lounge**



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



### Kitchen/Diner



PVC double glazed window to rear. French doors to rear. Skimmed ceiling. Recessed spot lights. Radiator. Laminate flooring. Matching range of base and eye level units with roll edge work surfaces and matching upstands. Four ring Bosch induction hob with stainless steel Bosch extractor hood over. Electric oven under. Stainless steel sink and drainer with chrome mixer tap over. Built in fridge/freezer. Integrated dish washer.



### Utility Cupboard

Toilet with utilities connected. Tiled floor. Space for washing machine and tumble dryer. Radiator.

### First Floor Landing



Skimmed ceiling. Built in airing cupboard with slatted shelving and wall mounted central heating boiler.

### Bedroom 1



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in wardrobe with shelf and hanging rail.



**En-suite**

**Bedroom 2**



PVC double glazed window to front. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl floor. Wall mounted chrome heated towel rail. Shaver point. Built in over stairs storage cupboard with shelving. Fitted with a 3 piece suite. Shower cubicle with shower unit. Wash hand basin. Close coupled toilet with push button flush.

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

### Bedroom 3



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



### Bathroom



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl floor. Wall mounted chrome heated towel rail. Shaver point. Fitted with a 3 piece suite. Panelled bath with chrome mixer tap over and hand held shower attachment. Wash hand basin. Close coupled toilet with push button flush.



## Outside



Front: Driveway with parking available for 2-3 vehicles.

Rear: Enclosed by timber fencing. Laid to lawn with timber decking and pathway leading to rear gate. Outside lighting. Cold water tap. Power point for hot tub or similar.

### Property Postcode

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

### 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

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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

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.

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

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.

### Ark Property Centre

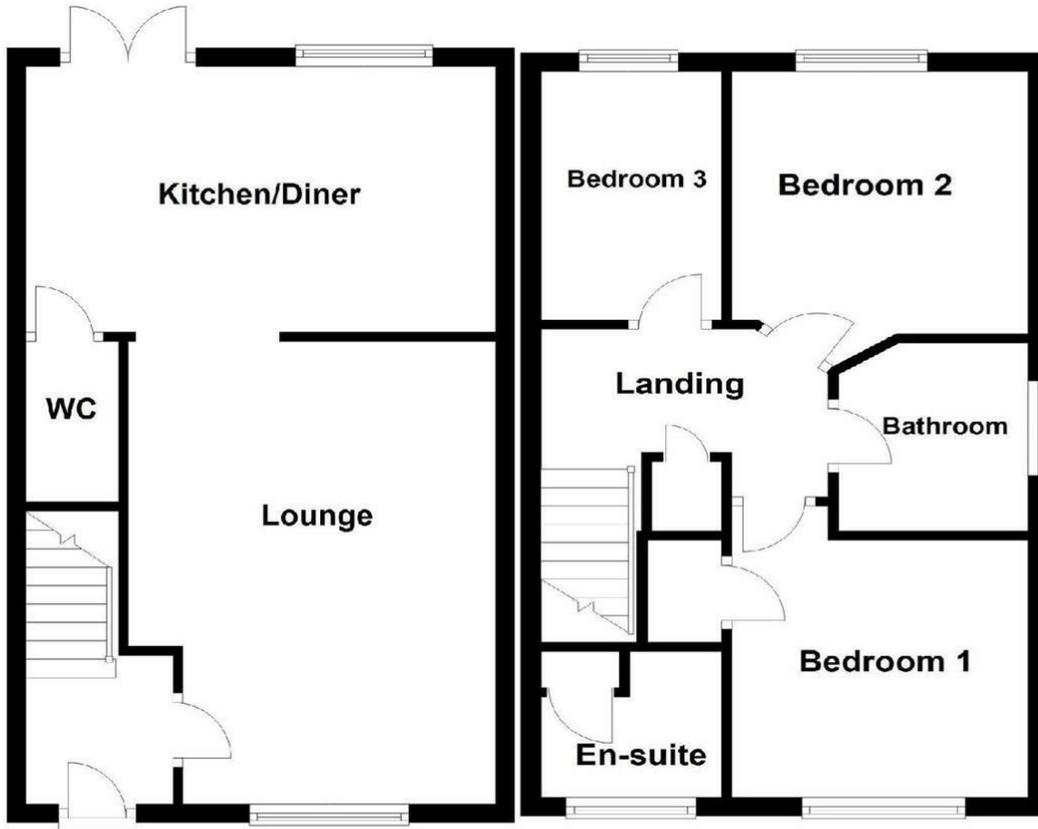
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

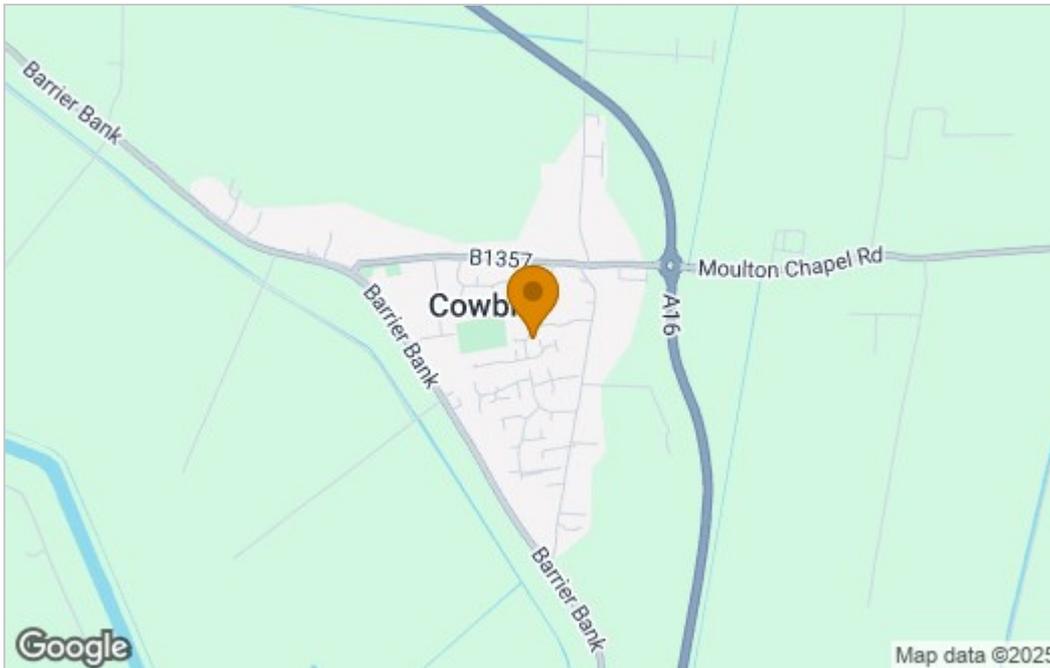
### Disclaimer

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.

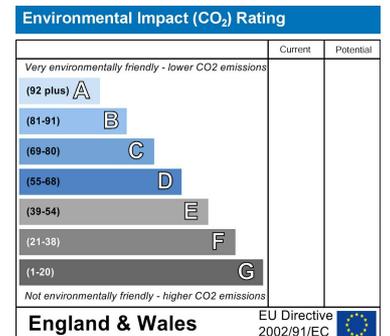
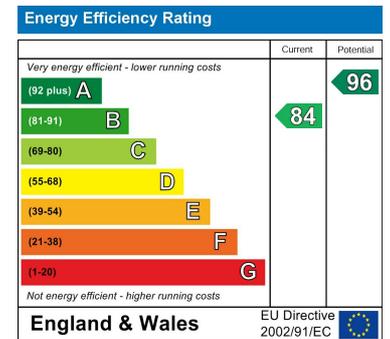
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

