



3 Russell Drive, Cowbit, PE12 6XH

£350,000

- Detached double garage
- Village location
- Well presented throughout
- Three receptions rooms
- Established rear garden
- Ample off road parking
- Nice size plot
- Viewing advised

From the moment you arrive, this charming property impresses with its excellent kerb appeal, featuring ample parking and a double garage. Step inside to discover a generously sized family home with a fantastic layout, offering three spacious and versatile reception rooms—perfect for modern family living.

Upstairs, the well-designed layout continues with four generously proportioned bedrooms. The main bedroom benefits from its own en-suite, providing a private retreat within the home.

Tucked away in a quiet location in Cowbit, this home offers the perfect blend of peaceful village life with convenient access to Spalding and excellent commuter links to Peterborough.

Don't miss your chance to view this wonderful family home—contact us today to arrange a viewing!

Entrance Hall 9'10" x 8'4" (3.01m x 2.56m)



UPVC door to front with glazed side panel. Radiator. Laminate wood flooring. Stairs to first floor landing.

Cloakroom



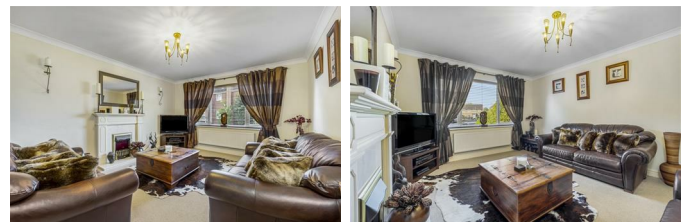
Toilet. Wash hand basin with tiled splash back. Radiator. Laminate wood flooring. Extractor fan. Electric fuse box.

Study 6'11" x 8'7" (2.13m x 2.62m)



UPVC window to front. Radiator. Carpeted. Under stairs storage cupboard.

Lounge 14'9" x 12'0" (4.52m x 3.66m)



UPVC window to front. Radiator. Carpeted. Feature fireplace with electric fire and marble hearth.

Dining Room 8'7" x 11'3" (2.64m x 3.43m)



French doors to rear garden. Radiator. Carpeted.

Kitchen 8'7" x 12'2" (2.62m x 3.73m)



UPVC window to rear. Radiator. Tiled effect vinyl flooring. Matching wall and base units with worktop over. Stainless steel sink drainer with mixer tap over. Plumbing for dishwasher. Space for under counter fridge. Built in electric hob and over with extractor hood over. Tiled splashbacks.

Utility Room 7'5" x 5'6" (2.27m x 1.68m)



UPVC door to rear. Radiator. Base units with work surface over. Ceramic sink with drainer and mixer tap over. Space and plumbing for washing machine. Tiled effect vinyl flooring. Boiler. Extractor fan.

First Floor Landing 10'1" x 5'10" (3.09m x 1.79m)



UPVC box picture window to front. Laminate wood flooring. Radiator. Loft access. Airing cupboard with hot water tank.

Bedroom 1 13'3" x 12'0" (4.05m x 3.66m)



UPVC window to front. Radiator. Carpeted.

En-suite 6'6" x 5'8" (2.00m x 1.74m)



UPVC window to front. Shower cubicle with shower unit. Wash hand basin. Toilet. Partially tiled walls. Shaver point. Extractor fan. Vinyl flooring. Radiator.

Bedroom 2 8'3" x 11'5" (2.54m x 3.49m)



UPVC window to rear. Radiator. Carpeted. Built in double wardrobe. Built in single wardrobe.

Bedroom 3 8'9" x 9'1" (2.68m x 2.77m)



UPVC window to front. Radiator. Vinyl flooring.

Bedroom 4 8'7" x 8'11" (2.64m x 2.74m)



UPVC window to front. Radiator. Carpeted.

Bathroom 10'0" x 5'9" (3.05m x 1.77m)



UPVC window to front. Bath with shower extension over. Toilet. Wash hand basin. Partially tiled walls.

Laminate wood flooring. Radiator. Extractor fan. Shaver point.

Outside



Front: Pathway leading to front door. Hedging offer privacy. Lawn area. Double width driveway giving off road parking leading to the double garage. Gated access leading to the rear garden.
Rear: Patio area. Gravel pathway leading around the lawn area. Well establish trees and bushes.
Outside tap.

Garage 16'4" x 17'1" (5.00m x 5.22m)



Twin up and over vehicular doors to front. Power and light connected.

Property Postcode

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

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: D
Annual charge: No
Property construction: Brick built
Electricity supply: Mains

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 None over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited 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 Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: D67

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

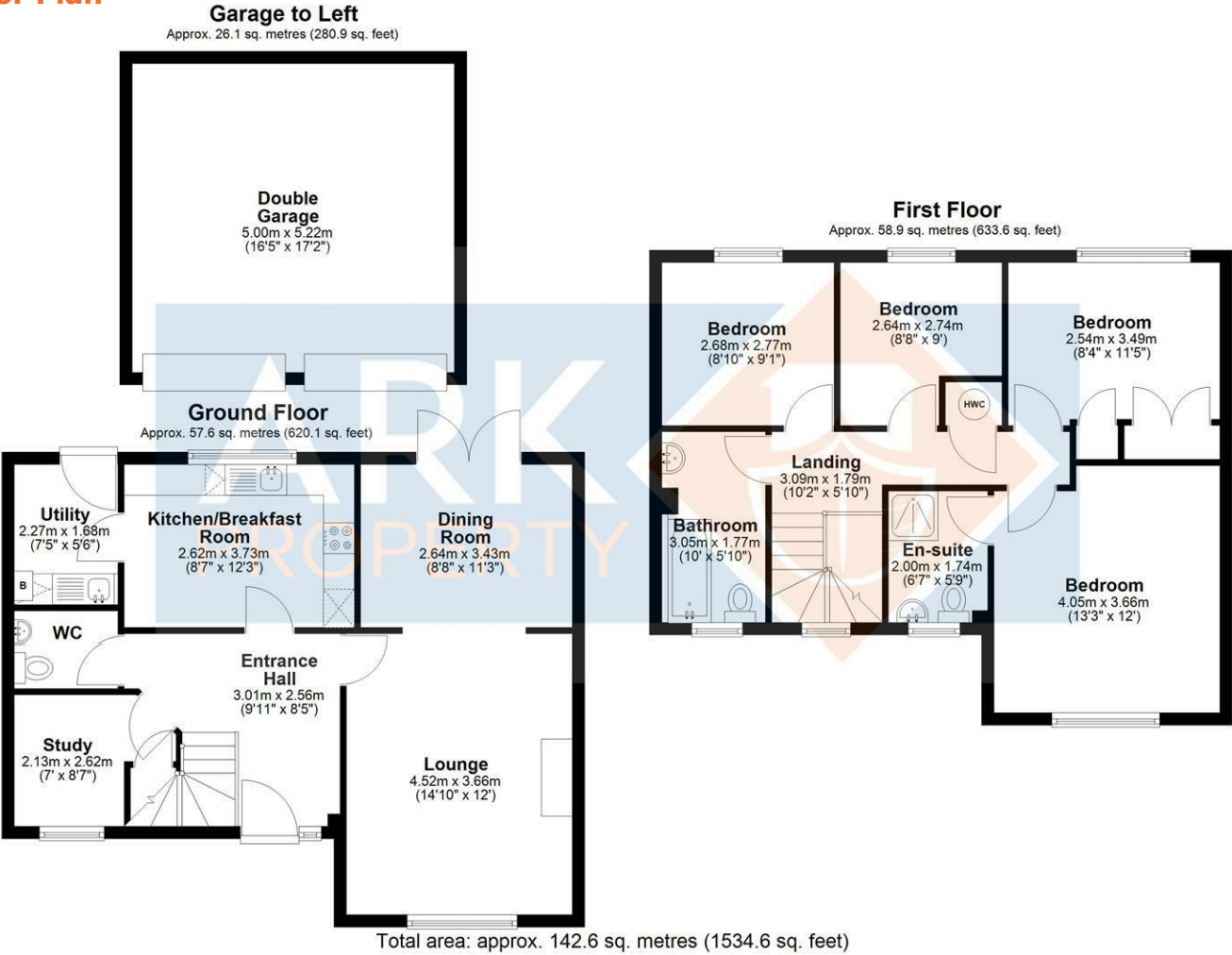
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

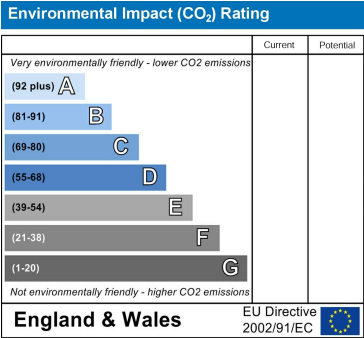
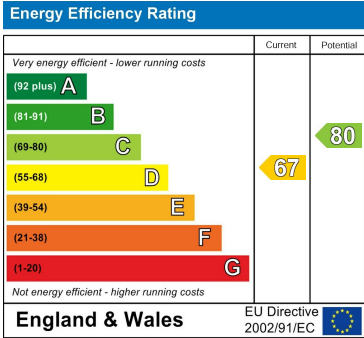
Floor Plan



Area Map



Energy Efficiency Graph



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