

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**24 Willow Court, Cowbit PE12 6BU**

**£199,995 Freehold**

- Ideally Situated for Commuting to Peterborough
- Off Road Parking for 2 Cars, Larger than Average Garage used as an extra room
- Generous Sized Rear Garden
- 2 Bedrooms
- Viewing Recommended

Cleverley designed detached Coach House with generous sized private rear garden. The larger than average garage is currently used as a gym with access door from Reception Hall and French doors on to the rear garden. Open plan lounge/kitchen/diner, 2 bedrooms and bathroom. Tastefully appointed throughout.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### ACCOMMODATION

Canopied entrance with composite front entrance door to:

#### RECEPTION HALL

Radiator, skimmed ceiling, fuse box, telephone point, connecting door to the Garage. Stairs leading up to:

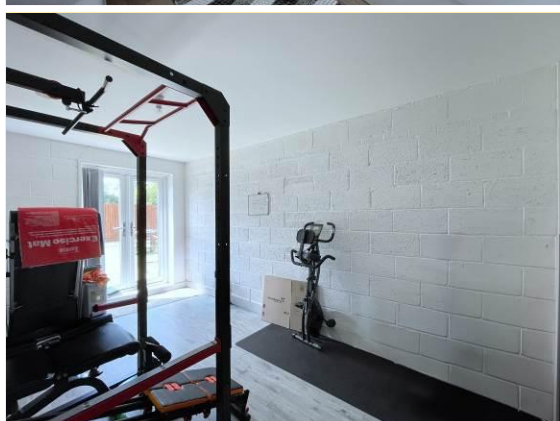
#### MAIN FIRST FLOOR ACCOMMODATION

Includes:-

#### OPEN PLAN LOUNGE/KITCHEN/DINER

20' 11" x 17' 3" (6.40m x 5.28m) maximum Dual aspect with UPVC windows to the front and Juliette balcony with French doors, 2 UPVC windows to the rear. Kitchen area with extensive range of fitted base cupboards and drawers, worktops, sink unit with mixer tap, integrated Bosch electric oven with Induction hob and Bosch cooker hood. Integrated Bosch dishwasher and fridge freezer (newly replaced fridge). Plumbing and space for washing machine, TV points, skimmed ceiling, radiator, telephone point, Worcester thermostat control, loft hatch, access through to:





#### **INNER HALLWAY**

Doors arranged off to:

#### **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC with push button flush, shaver point, heated towel rail, obscure glazed window, skimmed ceiling, spotlights, extractor fan.

#### **MASTER BEDROOM**

17' 3" x 11' 6" (5.28m x 3.53m) maximum UPVC windows to the front elevation, skimmed ceiling, TV point, radiator.

#### **BEDROOM 2**

10' 2" x 7' 1" (3.10m x 2.18m) UPVC window to the front elevation, radiator, TV point, skimmed ceiling.

#### **EXTERIOR**

The property is accessed via a driveway with 2 side by side parking spaces and access to the:

#### **LARGER THAN AVERAGE SINGLE GARAGE**

17' 5" x 10' 4" (5.31m x 3.15m) Currently used as a gym/utility with up and over door, power and lighting, space and point for tumble dryer, large under stairs store cupboard, Worcester gas fired central heating boiler, concrete floor, power and lighting, link door to the Reception Hall and French doors leading on to the garden. Could be easily converted back into Garage.

#### **ENCLOSED REAR GARDEN**

Gated access, larger than average for this time of property measuring approximately 42'6" x 27, paved patio, designed for ease of maintenance with chipping and artificial grass, outside tap, lighting.

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A16 Peterborough Road continue for 3 miles to the Cowbit roundabout, taking the third exit and then take the second left on to Backgate. Turn right into Willow Court and the property is situated on the right-hand side.

#### **AMENITIES**

There is a primary school, village store and Church within the village of Cowbit. The well served market town of Spalding is approximately 4 miles to the north and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, the innovative water taxi service and, on the eastern outskirts, the Springfields Retail Outlet/Festival Gardens. Peterborough is 14 miles distant offering a fast train to London's Kings Cross minimum journey time 50 minutes.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** BAND B

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

## Ref: S11762 (July 2025)

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

## ADDRESS

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

## CONTACT

T: 01775 766766

E: [spalding@longstaff.com](mailto:spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)