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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Mill Drove South, Cowbit PE12 6FS

Guide Price £725,000 Freehold

- Ideally Situated for Access to Peterborough
- Full UPVC Double Glazing, Gas Central Heating
- Separate One Bedroom Annexe
- Double Garage, Ample Parking
- Viewing Highly Recommended

Superbly presented 6 bedroom executive detached residence with ample off road parking, double garage and one bedroom annexe. Accommodation comprising grand entrance hallway, study, cloakroom, utility room, lounge, conservatory, OPEN PLAN kitchen/breakfast room leading into Dining Room to the ground floor; master bedroom with dressing room and en-suite, 3 further DOUBLE bedrooms and family bathroom to the first floor; 2 DOUBLE bedrooms and family bathroom to the second floor. Beautiful mature gardens with entertaining area.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Open porch with pillars and lantern lights to each side, steps leading up to double solid wooden doors with obscure glazed panels into:

GRAND ENTRANCE HALLWAY

15' 9" x 16' 0" (4.82m x 4.90m) maximum. 2 UPVC double glazed windows, 2 double radiators, understairs storage cupboard with coat rail, skimmed ceiling, inset LED lighting, solid oak flooring, staircase rising to the first floor, central heating thermostat, door to:

CLOAKROOM

2' 6" x 5' 5" (0.78m x 1.67m) Skimmed and coved ceiling, centre light point, extractor fan, tiled flooring, radiator, fitted with a two piece suite comprising low level WC, corner wash hand basin with mixer tap, part tiled walls.

From the Entrance Hallway a door leads into:

STUDY

7' 4" x 11' 1" (2.25m x 3.39m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, full length fitted sliding door cupboards/wardrobes with hanging rail and shelving, square arch to:



UTILITY ROOM

9' 3" x 8' 3" (2.84m x 2.54m) UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, wall mounted electric consumer unit, extractor fan, tiled flooring, fitted with a wide range of base and eye level units with solid oak worktop over, plumbing and space for washing machine, space for tumble dryer, inset Belfast sink with mixer tap, wall mounted Glow Worm gas boiler, radiator, door to Entrance Hallway.

From the Entrance Hallway a door leads into:

LOUNGE

13' 3" x 22' 9" (4.04m x 6.95m) UPVC double glazed window to the front and side elevations, UPVC double glazed French doors to the rear elevation with matching full length glazed panels leading into Conservatory, 2 double radiators, 2 TV point, BT point, skimmed and coved ceiling with 2 centre light points, feature limestone fireplace with fitted multi fuel burner, solid oak flooring.



HEXAGONAL CONSERVATORY

14' 4" x 15' 11" (4.38m x 4.86m) Dwarf brick wall and UPVC double glazed construction, UPVC double glazed window to both sides and to the rear elevation, heat resistant roof, centre light point, double radiator, 2 double wall lights, TV point.

From the Entrance Hallway a door leads into:

OPEN PLAN KITCHEN/DINING/BREAKFAST AREA

KITCHEN/BREAKFAST AREA

21' 11" x 12' 11" (6.7m x 3.95m) UPVC double glazed window to the side elevation, 3 UPVC double glazed full length windows to the rear elevation, skimmed and coved ceiling, inset LED lighting, centre light point (to Breakfast area), dimmerswitch control, TV point, telephone point, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, granite worktops, under cabinet lighting, inset one and a quarter bowl stainless steel sink with mixer tap, water softener, integrated larder fridge, integrated freezer, wine fridge, 2 integrated Neff dishwashers, further drawer units, fitted stainless steel 6 burner gas Britannia cooker, 2 electric fan assisted ovens below, stainless steel tiled splashbacks, stainless steel canopy extractor hood over. Fitted Larder with shelving. From the Kitchen/Breakfast Area there is an opening into:



DINING AREA

10' 9" x 10' 10" (3.30m x 3.31m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, dimmer switch control, tiled flooring, 2 double radiators.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

10' 9" x 15' 4" (3.30m x 4.68m) UPVC double glazed window to the front elevation, radiator, skimmed and coved ceiling, inset LED lighting, storage cupboard off, door to:



MASTER BEDROOM

13' 1" x 14' 7" (4.00m x 4.47m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, telephone point, Daiken air conditioning unit, part glazed door leading into:

DRESSING ROOM

7' 1" x 7' 10" (2.16m x 2.40m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

EN-SUITE

5' 9" x 7' 9" (1.76m x 2.38m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, fully tiled walls, tiled floor, full length heated towel rail, extractor fan, under floor heating, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with fitted thermostatic shower over.





BEDROOM 2

8' 3" x 13' 1" (2.53m x 3.99m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

10' 10" x 10' 10" (3.32m x 3.31m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, wall mounted Daiken air conditioning unit.

BEDROOM 4

10' 9" x 12' 11" (3.3m x 3.96m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, wall mounted Daiken air conditioning unit.



FAMILY BATHROOM

8' 7" x 9' 3" (2.63m x 2.84m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, fully tiled walls, tiled floor, under floor heating, wall mounted heated towel rail, radiator, shaver point, fan, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap and mirror over, fully tiled shower cubicle with fitted thermostatic shower, bath with mixer tap and separate shower attachment tap.

From the First Floor Landing a staircase rises to:

SECOND FLOOR GALLERIED LANDING

Skimmed sloping ceiling, inset LED lighting, small loft access, smoke alarm, 2 Velux windows, door to:



FAMILY BATHROOM

6' 9" x 8' 10" (2.06m x 2.71m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling with inset LED lighting, extractor fan, 2 heated towel rails, shaver point, extractor fan, fully tiled walls, tiled flooring, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage drawers below, bath with central mixer taps, recessed shelving, fully tiled shower enclosure with glass sliding doors and fitted thermostatic shower over.

BEDROOM 5

12' 11" x 15' 5" (3.94m x 4.71m) UPVC double glazed window to the front elevation, skimmed sloping ceiling, inset LED lighting, 2 fitted Velux windows, storage space into eaves, telephone point, TV point., floor standing heat/air conditioning unit.

BEDROOM 6

12' 11" x 15' 2" (3.94m x 4.63m) UPVC double glazed window to the front elevation, skimmed sloping ceiling, inset LED lighting, 2 fitted Velux windows, 2 TV points, telephone point, fitted storage into recess, floor standing Daiken heat/air conditioning unit.



EXTERIOR

The property is approached by a private shared roadway on to an extensive block paved driveway providing multiple off-road parking for vehicles. The front garden is laid to lawn with hedge borders to the front and side elevations. Directly to the front there is a gravelled area with shrub and tree borders. Wooden access gate to one side of the property and electric wrought iron gated access leading on to further block paved area and to the Double Garage. Namia lamp to the front.



DOUBLE GARAGE

18' 2" x 16' 6" (5.56m x 5.04m) 2 electric up and over doors, separately alarmed, UPVC double glazed window to the side elevation, coved and textured ceiling, access to loft space, various power points, electric points, electric consumer unit, separate consumer unit for the Annexe, wall mounted Alpha boiler for the Annexe.

REAR GARDEN

Patio area, private bistro area, external lighting, further gravelled area, central circular patio, predominantly the garden is laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations.

Entertaining area with patio area - external electrics, lighting, space and plumbing for Hot Tub.

2 vegetable gardens, space for glasshouse or shed.

ANNEXE

Open porch with external lighting, UPVC double glazed door to the side elevation leading into:

ENTRANCE LOBBY

4' 4" x 4' 7" (1.34m x 1.40m) Skimmed and coved ceiling, inset LED lighting, coat rail, tiled flooring, door to:

CLOAKROOM

4' 10" x 4' 5" (1.49m x 1.35m) Skimmed and coved ceiling, inset LED lighting, extractor fan, access to loft space, tiled flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks. Please Note a shower can easily be installed.



OPEN PLAN LIVING AREA

16' 3" x 16' 4" (4.97m x 5.51m) UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, fitted air conditioning unit, various power points, telephone point, tiled flooring, central heating thermostat, door into:

KITCHEN

4' 5" x 6' 3" (1.36m x 1.93m) Skimmed and coved ceiling, inset LED lighting, tiled flooring, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, under floor heating (throughout Annexe).

DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road and continue for approximately 3.5 miles to the Cowbit roundabout, take the third exit signposted Cowbit and then take the first right hand turning into Mill Drove South where the property can be found 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.

















TOTAL FLOOR AREA : 2660 sq. ft. (247.2 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band E

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10951

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
www.longstaff.com

