



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

**welcome to**

**Willow Court, Cowbit SPALDING**

Modern three-bedroom semi-detached property, IMMACULATEDLY PRESENTED & UPGRADED THROUGHOUT. Lounge, kitchen diner & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. OFF road parking for one car, SINGLE GARAGE & fully enclosed rear garden. VIEWING ADVISED!!



### **Lounge**

18' 4" x 10' 8" ( 5.59m x 3.25m )

Having French doors leading to the garden.

### **W/C**

5' 6" x 3' 4" ( 1.68m x 1.02m )

Comprising of a W/C. Sink. Tiled flooring. Extractor fan. Heated towel rail.

### **Kitchen/ Diner**

18' 4" x 10' 8" ( 5.59m x 3.25m )

Having wall and base units. Single bowl sink. Ceramic tiled flooring. Integrated electric oven, four ring hob, Stainless steel extractor, Fridge freezer, Dishwasher. Wood effect surfaces.

### **Utility Room**

5' 11" x 6' 5" ( 1.80m x 1.96m )

Comprising of base units. Single bowl stainless steel sink. Space for a washing machine and tumble dryer. Built-in understairs cupboard. Ceramic tiled flooring. Extractor fan.

### **Landing**

Having loft access. Built-in air conditioner with a wall mounted boiler.

### **Bedroom One**

12' 6" x 11' 8" ( 3.81m x 3.56m )

Comprising of a range of built-in wardrobes.

### **En-Suite**

6' 3" x 5' 8" ( 1.91m x 1.73m )

Having a W/C. Inset sink. Shower cubicle with dual head thermostatic shower. Extractor. Partly tiled walls. Fully tiled flooring. Built-in storage cupboard.

### **Bedroom Two**

10' 10" x 10' 11" ( 3.30m x 3.33m )

### **Bedroom Three**

8' 11" x 8' 6" ( 2.72m x 2.59m )

### **Bathroom**

7' 1" x 6' 8" ( 2.16m x 2.03m )

Having a W/C. Inset sink. Free standing bath with wall mounted mixer taps. Extractor. Heated towel rail.

Mirror with light. Fully tiled walls and flooring.

### **Exterior**

Front garden: Having low maintenance gravelled area. A path leading to the front door.

Rear garden: Comprising of a fully enclosed fenced garden. Rear gate entrance. Laid to lawn. Raised decking area

### **Garage**

17' x 8' 1" ( 5.18m x 2.46m )

Having up and over doors. Power and lighting.



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## Willow Court, Cowbit SPALDING

- IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE, KITCHEN DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR ONE CAR & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113090 - 0011

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