



## 62 Willow Court, Spalding, PE12 6BU

**£225,000**

- Modern three-bedroom semi-detached home in the village of Cowbit
- Low-maintenance front and rear gardens
- Spacious kitchen diner with integrated appliances
- Bright dual-aspect lounge
- Bedroom one with ensuite plus two additional bedrooms
- Single garage and ground-floor WC

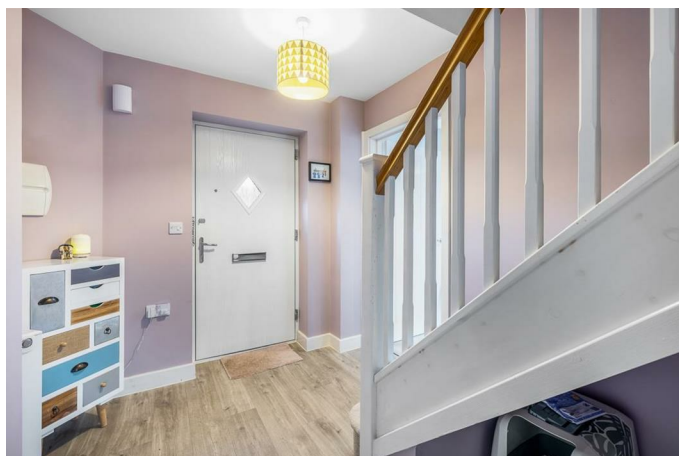
A beautifully presented three-bedroom semi-detached home situated in the popular village of Cowbit. This modern property offers low-maintenance gardens and a well-designed layout ideal for contemporary living.

The spacious kitchen diner features integrated appliances, while the dual-aspect lounge provides plenty of natural light throughout the day. The ground floor also benefits from a convenient WC.

Upstairs, you'll find three well-proportioned bedrooms, including bedroom one with its own ensuite, along with a modern family bathroom. Outside, the property enjoys tidy garden spaces and a single garage, offering excellent storage or parking options.

A fantastic opportunity to purchase a modern, ready-to-move-into home in a desirable location.

### Entrance Hall



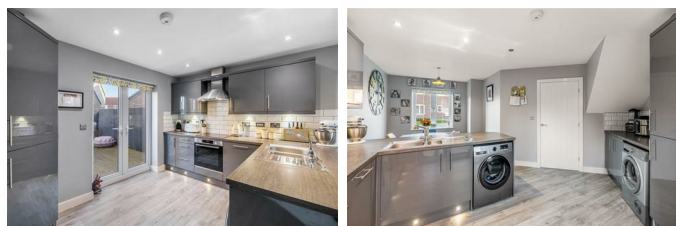
Composite glazed entrance door. Skimmed ceiling. Laminate flooring. Radiator. Wall mounted electric consumer unit. Stairs to first floor landing. Doors to lounge, cloakroom and kitchen/diner.

### Lounge 16'2" x 9'6" (4.95m x 2.91m)



Two PVC double glazed windows. Two radiators. Skimmed ceiling.

### Kitchen/Diner 14'11" x 18'4" (4.55m x 5.59m)



PVC double glazed window to front. French doors to rear. Skimmed ceiling. Laminate flooring. Radiator. Fitted with a matching range of base and eye level units with work surface and tiled splash back. Breakfast peninsular. Four ring Bosch induction hob with stainless steel extractor hood over. Electric oven and grill under. One and a half bowl stainless steel sink and drainer. Integrated dishwasher. Integrated fridge/freezer. Space and plumbing for washing machine and tumble dryer.



### Cloakroom



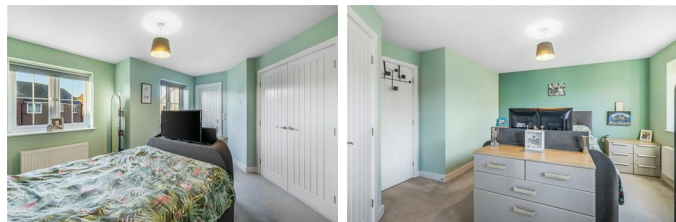
PVC double glazed window. Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Half height wall tiling. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

### First Floor Landing



Skimmed ceiling. Doors to bedrooms and bathroom.

### Bedroom 1 14'7" x 11'9" (4.45m x 3.59m)



Two PVC double glazed windows to front. Skimmed ceiling. Radiator. Built in double door wardrobe. Door to en-suite.

### En-suite



PVC double glazed window. Skimmed ceiling with recessed spot lights and extractor fan. Shaver point. Vinyl tile flooring. Chrome wall mounted heated towel rail. Tiled shower enclosure with glass

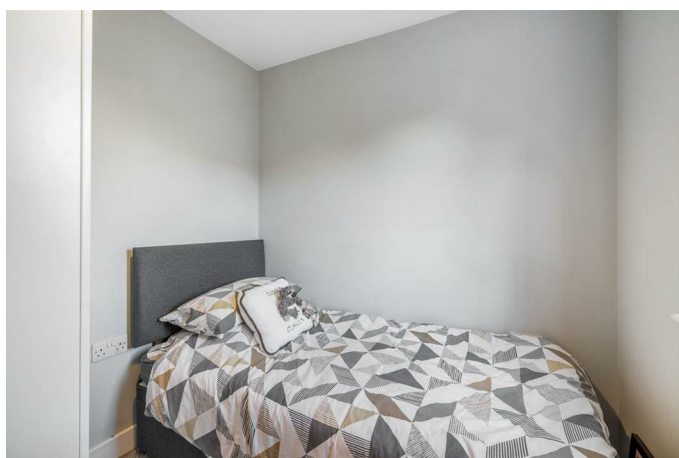
door and thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

### Bedroom 2 8'7" x 9'8" (2.62m x 2.97m)



PVC double glazed window to side. Skimmed ceiling with loft access. Built in over stairs cupboard with wall mounted main gas central heating boiler. Radiator.

### Bedroom 3 7'1" x 6'4" (2.16m x 1.95m)



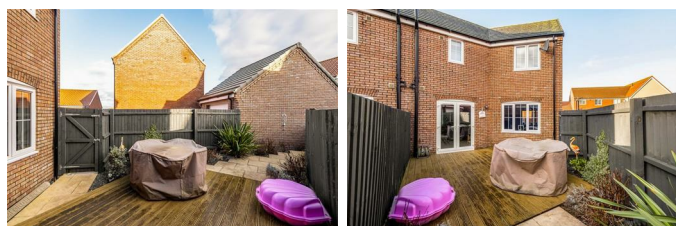
PVC double glazed window to rear. Skimmed ceiling. Radiator.

### Bathroom 6'2" x 6'4" (1.89m x 1.95m)



PVC double glazed window. Skimmed ceiling with recessed spot lighting. Shaver point. Laminate flooring. Chrome wall mounted heated towel rail. Fitted with a three piece suite comprising panelled bath with chrome mixer tap and thermostatic bar shower and glass folding door. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

### Outside



There is a low maintenance frontage which is laid to lawn. Driveway to the side of the property providing off road parking and leading to the single garage. Side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Hard landscaped to include a generous decked seating area and further patio with planted borders. Outside light and water available.

**Garage 18'4" x 10'5" (5.60m x 3.18m)**

Detached single garage with up and over vehicular door. Power and light connected.

**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.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: £213.00 per year, paid to Encore Estate Management

Property construction: Brick built

Electricity supply: British Gas

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and 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 Single 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: 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.

### **Referral & Fee Disclosure**

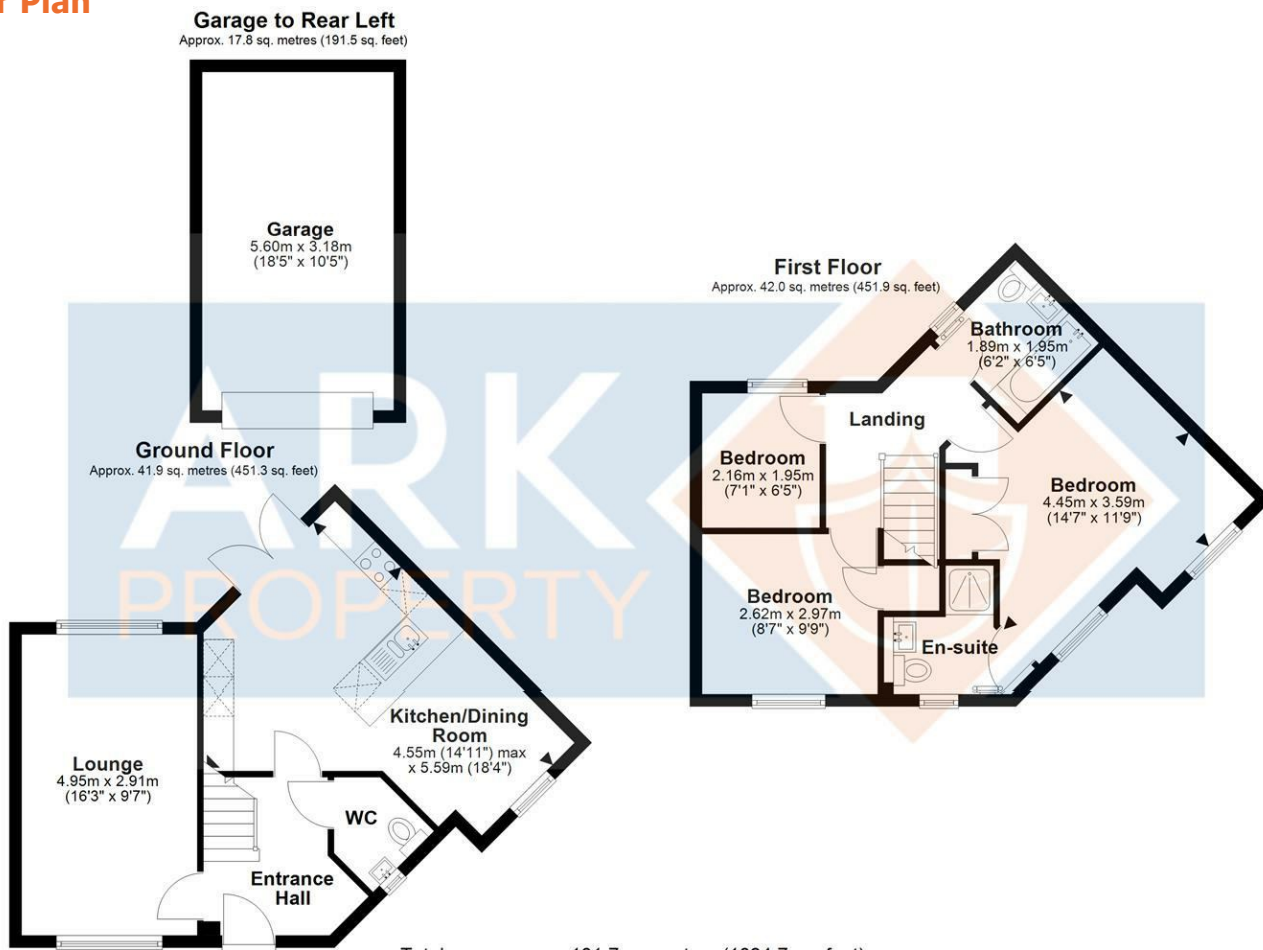
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

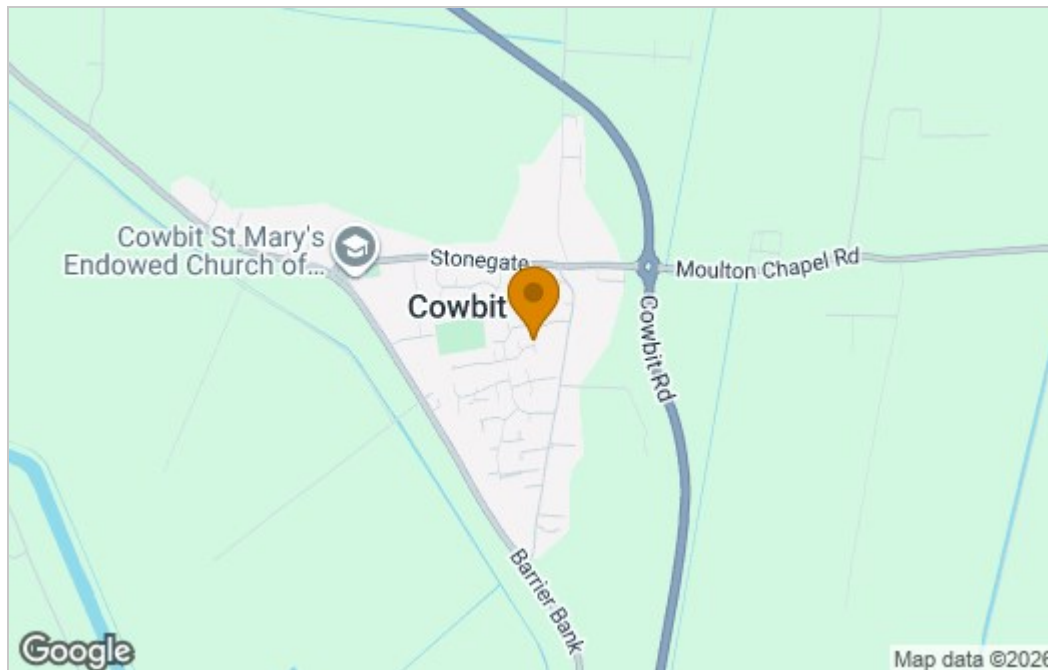
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

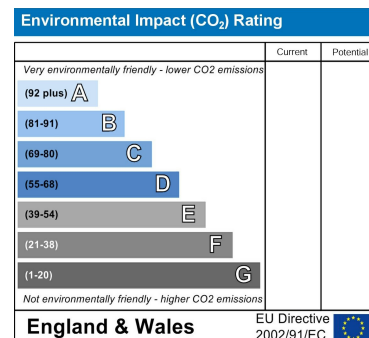
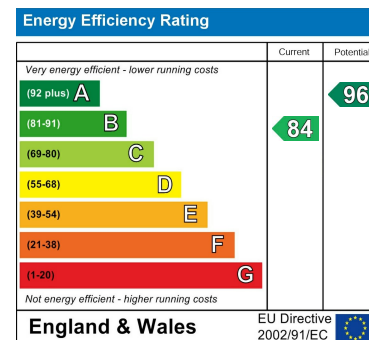


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## Area Map



## Energy Efficiency Graph



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