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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com

9 Meadow Walk, Cowbit PE12 6FN

£209,950 Freehold

- Modern Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Large Garden
- Off Road Parking

Well-presented 3-bedroom semi-detached house situated in a village location with easy access on to the A16 to Peterborough. Entrance hallway, cloakroom, lounge, kitchen diner, 3 bedrooms and bathroom. Extended driveway and enclosed rear garden. Gas central heating, UPVC windows.

Front entrance door opening into:

ENTRANCE HALL 9' 10" x 3' 8" (3.02m x 1.14m) Wood grain effect vinyl floor covering, coat hooks, doorbell chime, ceiling light, smoke alarm, radiator. Door to:

CLOAKROOM Two-piece suite comprising low level WC and pedestal wash hand basin, extractor fan, ceiling light.

LOUNGE 14' 8" x 11' 3" (4.48m x 3.45m) (max). Understairs store cupboard, UPVC window to the front elevation, two radiators, coved cornice, ceiling light. Door to:

DINING/KITCHEN 14' 9" x 9' 1" (4.50m x 2.77m)
Dining area: Radiator, ceiling light, wood grain effect vinyl floor covering, sliding patio doors to the rear elevation, square arch to:

Kitchen area: Tiled floor, range of base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit, electric oven, gas hob, multi-speed cooker hood, wall mounted Glow Worm gas fired central heating boiler, plumbing and space for washing machine, further appliance space, UPVC window to the rear elevation, half glazed external entrance door, recessed ceiling lights.

From the reception hall, the staircase rises to the:

FIRST FLOOR LANDING 9' 11" x 6' 5" (3.04m x 1.96m) (overall) with fitted carpet, access to loft space, built in airing cupboard housing hot water cylinder with slatted shelf and doors arranged off to:

BATHROOM 5' 10" x 6' 4" (1.78m x 1.95m) Three piece suite comprising panel bath with mixer tap, shower attachment, tiled surround, pedestal wash hand basin, low level WC, radiator, extractor fan, recessed ceiling lights, obscure glazed UPVC window.

BEDROOM 1 12' 11" x 8' 3" (3.95m x 2.53m) UPVC window to the front elevation, radiator, ceiling light, large recessed double wardrobe.

BEDROOM 2 8' 3" x 8' 8" (2.53m x 2.65m) UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 3 6' 4" x 8' 5" (1.95m x 2.59m) (max). UPVC window to the front elevation, radiator, ceiling light.

EXTERIOR Open plan frontage with slate chippings, external electric light, stepping stone pathway, tarmacadam driveway with back to back parking and adjacent gravelled parking area, gated access to:

ENCLOSED REAR GARDEN Lawn with stocked borders, gravelled area, stepping stone pathway, paved patio, slate chipping, tarmacadam patio area, close boarded timber fencing to the side and rear boundaries. Outside light and cold-water tap.

DIRECTIONS From Spalding proceed in a southerly direction along the A16 Peterborough Road for around 3 miles to the Cowbit roundabout. Take the 3rd exit then take the second left hand turning into Backgate, proceed taking the second right hand turning into Curlew Drive then first right into Meadow Walk, following the cul-de-sac round to the left and the property is situated on the right-hand side.

AMENITIES Cowbit has a general stores, primary school and Church. The well served market town of Spalding is 4 miles distance and the Cathedral City of Peterborough is 15 miles to the south with access to the A1 and a fast train link with London King's Cross, minimum journey time 48 minutes.

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
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Ref: 17918 (30 September 2026)
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.

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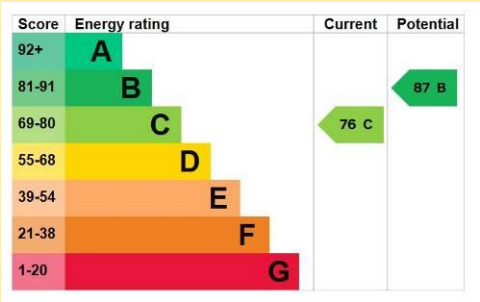
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