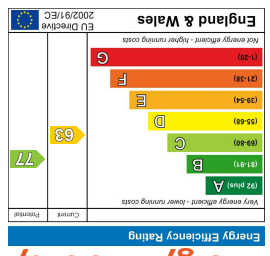


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service details, lease charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Backgate**  
Cowbit, Spalding, PE12 6AP

**Asking Price £350,000 - Freehold , Tax Band - C**

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# Backgate

Cowbit, Spalding, PE12 6AP

Nestled in the charming village of Cowbit, Spalding, this extended detached family home presents an exceptional opportunity for those seeking a spacious and versatile living environment. Originally constructed by Alison Homes in 1972, this property boasts a traditional build that offers tremendous potential for modern family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room, perfect for relaxation. The heart of the home is undoubtedly the impressive 18ft kitchen/diner, ideal for family gatherings and entertaining guests. A separate utility room and cloakroom add to the practicality of the layout. An internal door connects to the former garage, now transformed into a gym and storage room, providing additional space for your needs. The ground floor also features a dining room and a playroom, ensuring ample room for family activities. Ascending to the first floor, you will find five well-proportioned bedrooms, offering plenty of space for family members or guests. The modern family bathroom has been recently updated, adding a touch of luxury to your daily routine. Set on a generous plot, the property boasts a substantial frontage with parking for up to five vehicles, a rare find in this area. The large east-facing enclosed garden at the rear is perfect for outdoor enjoyment, featuring a patio area that invites al fresco dining and relaxation in the sun. With a replacement Worcester Bosch boiler ensuring efficient heating, this home is ready for you to move in and make it your own. Located approximately six miles north of Crowland, Cowbit is a popular village that offers a peaceful lifestyle while remaining conveniently close to local amenities. This property is a must-see for families looking for space, comfort, and potential in a delightful setting.

**Entrance Porch**  
2.00 x 0.83 (6'6" x 2'8")

**Entrance Hall**  
1.80 x 4.18 (5'10" x 13'8")

**Living Room**  
3.78 x 4.56 (12'4" x 14'11")

**Kitchen/Diner**  
5.65 x 3.53 (18'6" x 11'6")

**Dining Room**  
2.88 x 5.12 (9'5" x 16'9")

**Play Room**  
2.91 x 2.80 (9'6" x 9'2")

**Hallway**  
1.09 x 3.19 (3'6" x 10'5")

**Gym/Storage Room**  
2.33 x 3.81 (7'7" x 12'5")

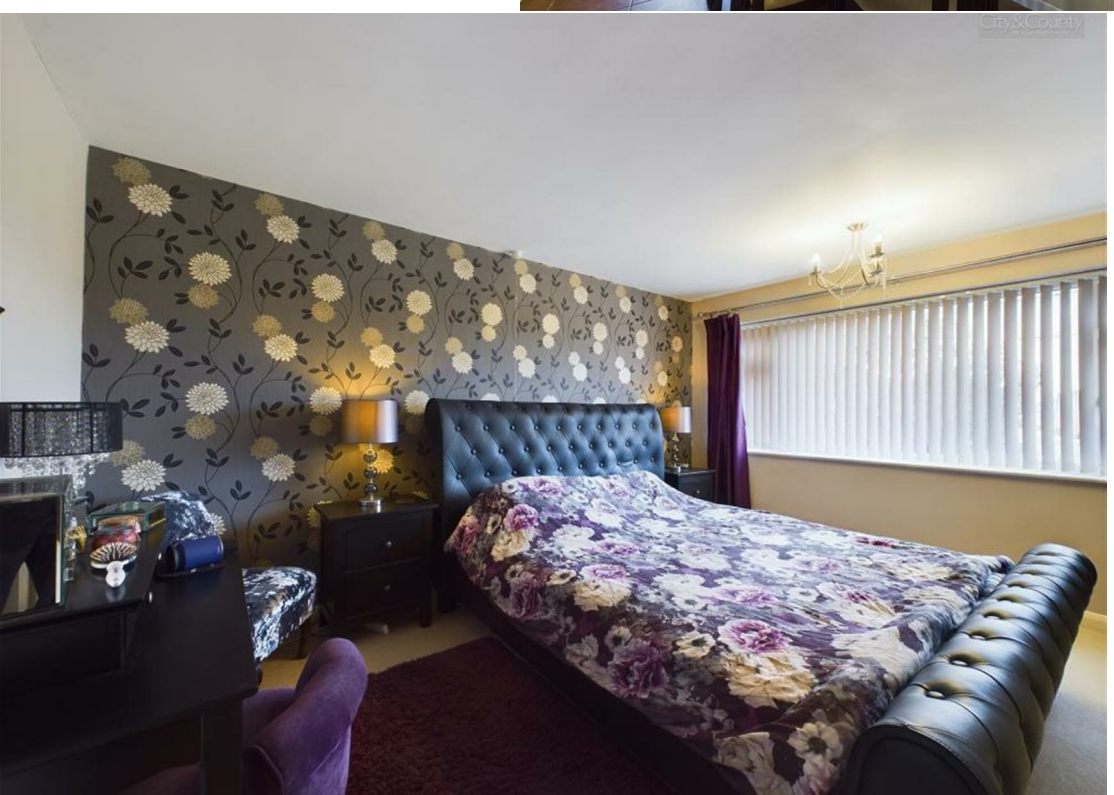
**Utility Room/WC**  
1.35 x 1.77 (4'5" x 5'9")

**Landing**  
0.99 x 2.82 (3'2" x 9'3")

**Master Bedroom**  
3.36 x 4.42 (11'0" x 14'6")

**Bedroom Two**  
2.75 x 3.71 (9'0" x 12'2")

**Bedroom Three**  
2.28 x 3.94 (7'5" x 12'11")



**Bedroom Four**  
2.28 x 3.22 (7'5" x 10'6")

**Bathroom**  
2.79 x 2.01 (9'1" x 6'7")

**Bedroom Five**  
2.30 x 2.22 (7'6" x 7'3")

**EPC - D**  
63/77

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: Not Known
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Not Known
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: Not Known
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: Not Known
- Parking: Garage, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Oil
- Internet connection: Fixed Wireless
- Internet Speed: up to 45Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**