



Stone Gate, Cowbit Spalding PE12 6AH

welcome to

Stone Gate, Cowbit Spalding

Incredible opportunity to purchase a fantastic new home, ACCOMMODATION EXTENDING TO APPROX. 3,300 SQ.FT. Large open plan kitchen/living/dining area, spacious lounge & utility. FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC. Off road parking, DETACHED DOUBLE GARAGE, APPROX. 0.5 ACRE PLOT



Entrance Hall

having luxury vinyl flooring, oak staircase (to be fitted), door to WC, door to kitchen/living area and door to:

Lounge

27' 10" x 18' 6" (8.48m x 5.64m)

having luxury vinyl flooring and bi-foldings doors to rear patio area

Open Plan Kitchen/Living Area

18' 10" x 50' 2" (5.74m x 15.29m)

having a range of wall and base units, solid oak surfaces and a one and a half bowl ceramic sink. Integrated electric oven, grill, five ring induction hob, extractor, dishwasher and full height fridge and freezer. Central island with integrated storage and four-seater breakfast bar, luxury vinyl flooring and bi-folding doors to the side to rear patio area

Utility

9' 9" x 8' 4" (2.97m x 2.54m)

having space for washing machine and tumble dryer, fitted work surface with single bowl stainless steel sink, built-in cupboard with hot water tank and air source heating controls, luxury vinyl flooring and side door to driveway

Wc

5' x 6' 9" (1.52m x 2.06m)

comprising two piece suite of WC and inset sink. Fitted extractor

Landing

with loft access (partly boarded) and built-in storage cupboard

Master Bedroom

17' x 17' 11" (5.18m x 5.46m)

built-in 'his and hers' wardrobes and door to:

En-Suite

13' 1" x 4' 7" (3.99m x 1.40m)

comprising three piece suite of WC, inset sink and double shower cubicle with dual head thermostatic

shower. Extractor, heated towel rail, tiled floor and partly tiled walls

Bedroom 2

20' 6" x 14' 9" (6.25m x 4.50m)

Bedroom 3

10' 10" x 19' 4" (3.30m x 5.89m)

Bedroom 4

12' 11" x 13' 1" (3.94m x 3.99m)

Bathroom

16' 1" x 8' 6" (4.90m x 2.59m)

comprising four piece suite of WC, 'his and hers' inset sinks, freestanding bath with wall mounted mixer tap and double shower cubicle with dual head thermostatic shower. Extractor, two heated towel rails, tiled floor and partly tiled walls

Outside

the property is approached via a private driveway that leads to a gravel parking area suitable for several vehicles and giving access to a detached double garage. A paved pathway leads to the front door and extends to the left hand side of the property. A gravel pathway between the house and the garage leads to the rear garden that is enclosed by timber fencing and trees to the rear. The developer will seed the garden area for lawn and there is a raised sandstone patio already in place. Within the garden, there are three outside power sockets and two taps.

Detached Double Garage

23' 9" x 18' (7.24m x 5.49m)

having electric roller door, power and lighting. With plumbing for a washing machine and side door leading to the garden

Hobbies Room

13' x 22' 1" (3.96m x 6.73m)

an external staircase to the rear of the garage leads up to the hobbies room that has power, lighting and luxury vinyl flooring. Door to:

Shower Room

5' 8" x 6' 11" (1.73m x 2.11m)

comprising three piece suite of WC, pedestal sink and shower cubicle with electric shower. Extractor and luxury vinyl flooring

Additional Information

the property is serviced by an air source heat pump and has underfloor heating throughout the ground floor, with radiators to the first floor. The property is built and water tight however the internal fixtures and fittings continue to be installed



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Stone Gate, Cowbit Spalding

- IMPRESSIVE FOUR BEDROOM NEW HOME EXTENDING TO APPROX. 3,300 SQ.FT
- HIGH SPEC INTERNAL FIXTURES & FITTINGS
- AIR SOURCE HEATING WITH UNDERFLOOR HEATING THROUGH GROUND FLOOR
- SITTING ON APPROX 0.5 ACRE PLOT, SECLUDED & PRIVATE
- PRIVATE DRIVEWAY, AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111315 - 0004

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