



BRADLEY JAMES

ESTATE AGENTS



## 43 Cowbit Road, Spalding, PE11 2RQ

Asking price £295,000

- Planning reference for double garage with room above is H16-0229-26
- Four bedrooms
- Kitchen diner with underfloor heating and integrated appliances
- Bay fronted lounge with shutters and log burner
- Solar panels
- Overlooks the river welland
- En-suite to bedroom one
- Utility room with underfloor heating
- Off road parking to the rear for four cars
- Walking distance to town centre and three secondary schools

Situated on Cowbit Road in Spalding, this charming semi-detached family home offers a delightful blend of character and modern living. Overlooking the picturesque River Welland, this property has been lovingly renovated by its current owners, who have resided here for 11 years, creating a warm and inviting atmosphere.

As you step through the front door, you are greeted by a spacious entrance hall that sets a welcoming tone for the rest of the home. The bay-fronted lounge, with its stunning views of the river and bespoke shutters, features a cosy log burner, perfect for those chilly evenings. Adjacent to the lounge, you will find a versatile second reception room that can also serve as a bedroom, leading to a contemporary bathroom suite.

Descending to the ground floor, you will discover a well-appointed kitchen diner, complete with integrated appliances and a door that opens to the rear garden. This level also boasts a convenient utility room, and the entire ground floor benefits from underfloor heating, ensuring comfort throughout.

On the top floor, three bedrooms await, including a master suite with an en-suite shower room, providing a private retreat. The property is further enhanced by solar panels on the roof, promoting energy efficiency.

Outside, the home overlooks the serene River Welland and features an enclosed rear garden, ideal for outdoor relaxation. Parking is ample, with space for four cars at the rear, and planning permission has been granted for a double-storey garage with a games room above, adding further potential to this already impressive property.

Conveniently located within walking distance to Spalding's amenities, including three secondary schools, a train station, shops, and restaurants, this home is perfect for families seeking both comfort and convenience. This property truly represents a wonderful opportunity to enjoy a beautiful lifestyle in a sought-after location.

Planning reference at South Holland Council website H16-0229-26



Council Tax Band: B



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power points, fuse box, original coving and real wood flooring.

### Lounge

15'2 x 15'0

UPVC double glazed box bay window to the front overlooking the river with inset bespoke shutters, multi fuel burner, radiator, power points, satellite points, TV points, telephone point, engineered wood flooring, and original coving. (Measurements into the box bay window)

### Kitchen Diner

18'7 x 12'2

UPVC double glazed window to the rear and composite double glazed door to the rear garden, base and eye level units with solid wood work surface over, sink and drainer with mixer tap over, space and point for double range, integrated wine cooler, integrated fridge, integrated freezer, integrated dishwasher, tiled splash back, power points some with USB charging, underfloor heating, TV point and skimmed ceiling with inset spotlights.

### Utility Room

9'8 x 7'0

UPVC double glazed window to the side, base and eye level units with solid wood work surface over, sink and drainer with mixer over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, underfloor heating, power points and skimmed ceiling with inset spotlights.

### Landing

UPVC double glazed window to the rear, loft hatch with pull down ladder, radiator, power points and skimmed ceiling with inset spotlights.

### Bedroom 1

13'6 x 13'2 (max)

UPVC double glazed window to the rear, radiator, power points, TV point, skimmed ceiling and door leading to corner en-suite.

### Bedroom 1 En-suite

Separate shower cubicle which is fully tiled with a built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, fully tiled walls, tiled floor and skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

12'8 x 12'6

UPVC double glazed window to the rear with inset bespoke shutters, built-in wardrobes, radiator, power points and engineered wood flooring.

### Bedroom 3

12'6 x 11'5

UPVC double glazed window to the front overlooking the river with bespoke inset shutters, radiator, power points, fitted double wardrobe, decorative fireplace and skimmed ceiling.

### Bedroom 4

9'2 x 7'5

UPVC double glazed window to the front overlooking the river with inset bespoke shutters, bespoke fitted wardrobes and cupboards and shelving, radiator, power points, TV point and skimmed ceiling.

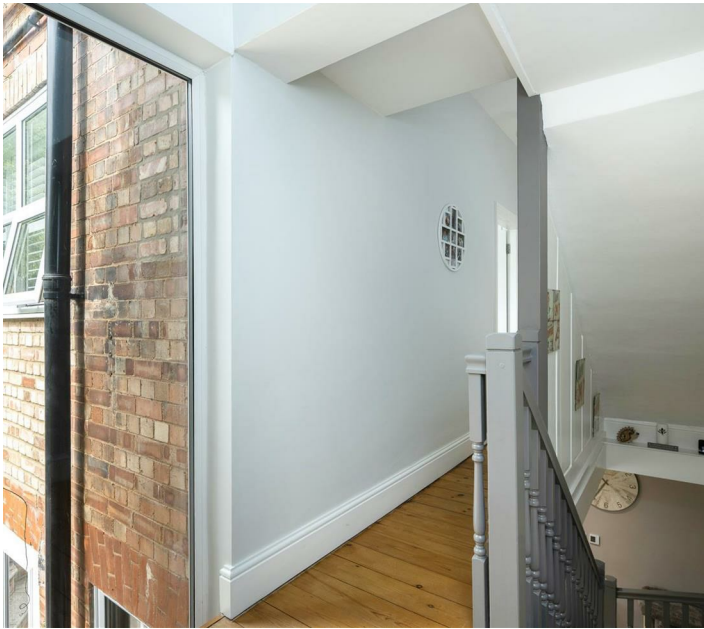
### Bathroom

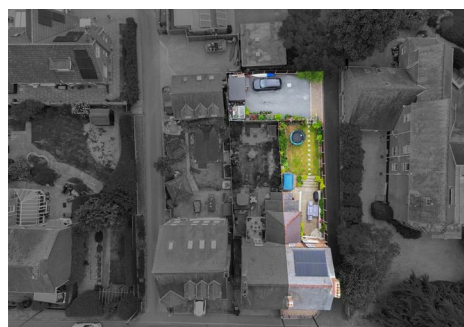
UPVC obscured double glazed window to the side, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, panel bath with handheld built-in mixer shower, wall mounted heated towel rail, skimmed ceiling with inset spotlights and loft hatch.

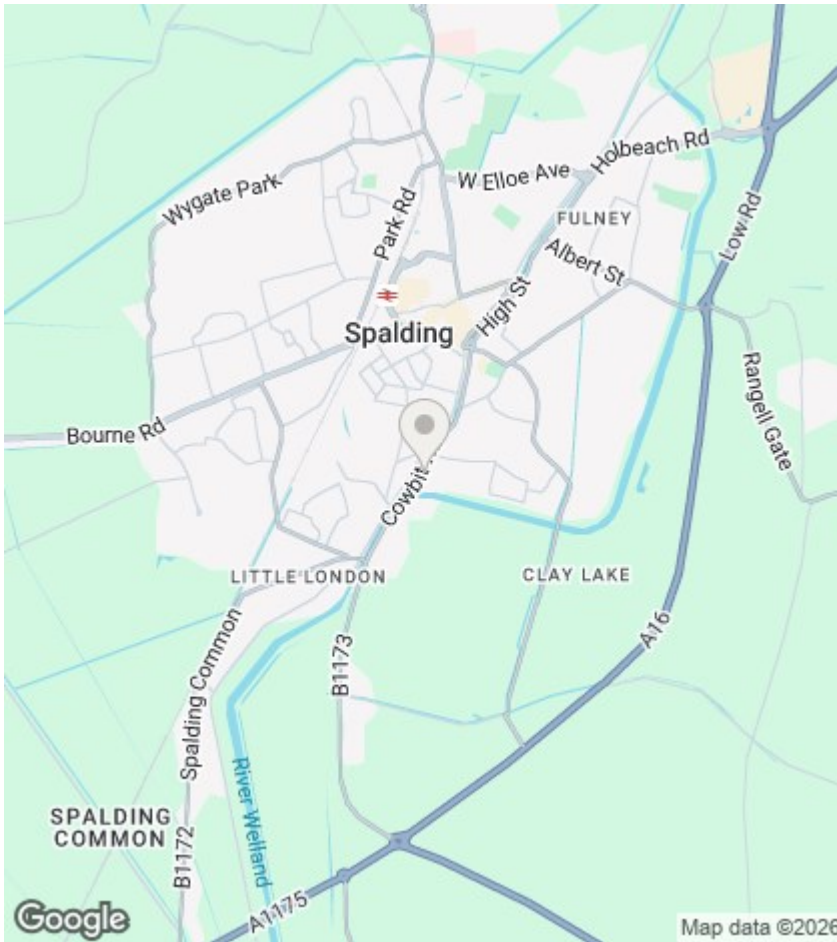
### Outside

The front is enclosed by low-level brick wall and black iron wrought railings, the rest is block paved with a storm porch and courtesy light, rear gated access to the back garden which is enclosed by panel fencing, it is predominantly laid to lawn, extended patio seating area, well established flower and shrub borders, outside store room, outside tap, outside power points, side gated access as well as rear gated access and off-road parking to the rear for four cars.

There is planning permission granted where the parking is for a double garage and room above.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

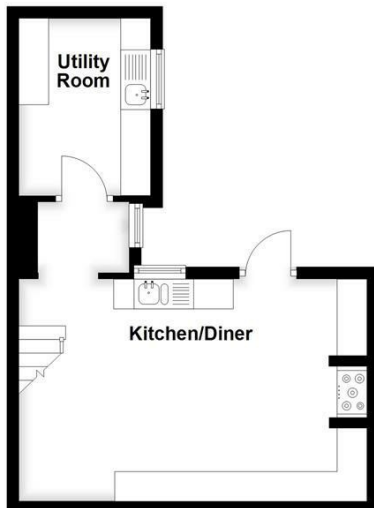
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

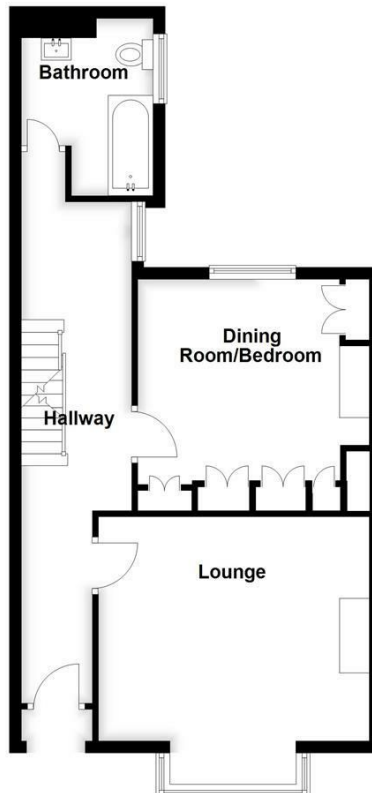
### Basement

Approx. 30.9 sq. metres (332.3 sq. feet)



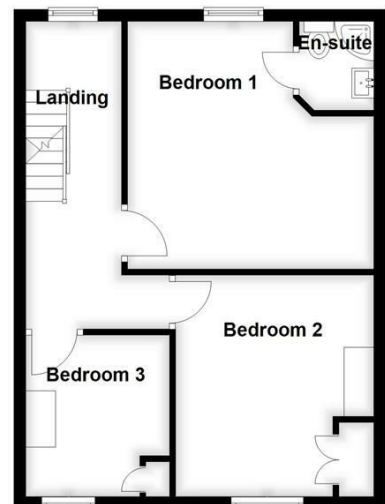
### Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



### First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 133.4 sq. metres (1436.0 sq. feet)