



BRADLEY JAMES

ESTATE AGENTS



18 Clarkson Avenue, Cowbit, Spalding, PE12 6AJ

Asking price £150,000

- Non Standard construction
- Open plan lounge diner
- Extended utility room and modern cloakroom
- Off road parking
- Walking distance to local shop, Bus stop and Primary school
- Three bedrooms
- Kitchen with real wood worktops
- Upstairs bathroom with underfloor heating
- Great sized rear garden
- Great road links to A16

Nestled on Clarkson Avenue in the charming village of Cowbit, this non standard construction semi-detached house offers a delightful blend of space and modern living. With three well-proportioned bedrooms and a contemporary bathroom featuring underfloor heating, this property is perfect for families or those seeking a comfortable home.

Upon entering, you are greeted by a separate entrance hall that leads into an inviting open-plan lounge and dining area, ideal for both relaxation and entertaining. The kitchen boasts a modern countryside style, complete with real wood worktops, and flows seamlessly into an extended utility room and a convenient cloakroom.

The property sits on a generous plot, providing ample outdoor space, including off-road parking and a spacious rear garden, perfect for enjoying sunny days or hosting gatherings. A patio area and a shed add to the practicality of the outdoor space.

Location is key, and this home is within walking distance to local amenities, including a shop and primary school, making it an excellent choice for families. Additionally, the picturesque walks along Barrier Bank are just a stone's throw away, offering a serene escape into nature. With great road links to the A16, you can easily access nearby towns such as Peterborough, Spalding, Lincoln, and even Norfolk.

This property presents a wonderful opportunity for those looking to settle in a peaceful community while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has UPVC a double glazed window to the side and a UPVC obscured double glazed internal door going through to the open plan lounge diner and kitchen.

Lounge Diner

25'7 x 10'8

Two UPVC double glazed windows to the front, radiator and power points.

Kitchen

11'7 x 7'0

UPVC double glazed window to the rear, base and eye level units with solid wood work surface over, Belfast sink with mixer taps over, double Range with double oven and separate grill, five burner gas hob with extractor over, tiled splashback, tiled floor and power points.

Rear Entrance

UPVC double glazed French doors to the rear garden, space and point for American fridge freezer and this continues to a utility room and cloakroom.

Utility Room

9'0 x 8'1

UPVC double glazed window to the rear, base units with work surface over, space and plumbing for washing machine, space and point for beer fridge, space and point for chest freezer and power points.

Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps and storage cupboards beneath.

Landing

UPVC double glazed window to the rear, power point and loft hatch.

Family Bathroom

UPVC obscured double glazed window to the rear, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush and work surface over, panel bath with mixer taps over and a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail and underfloor heating.

Bedroom 1

12'1 x 11'0

UPVC double glazed window to the front, two built-in wardrobes, radiator and power points. (The measurements do not go into the built-in wardrobes)

Bedroom 2

12'0 x 11'0

UPVC double glazed window to the front, radiator, power points and built-in single wardrobe.

Bedroom 3

7'5 x 7'0

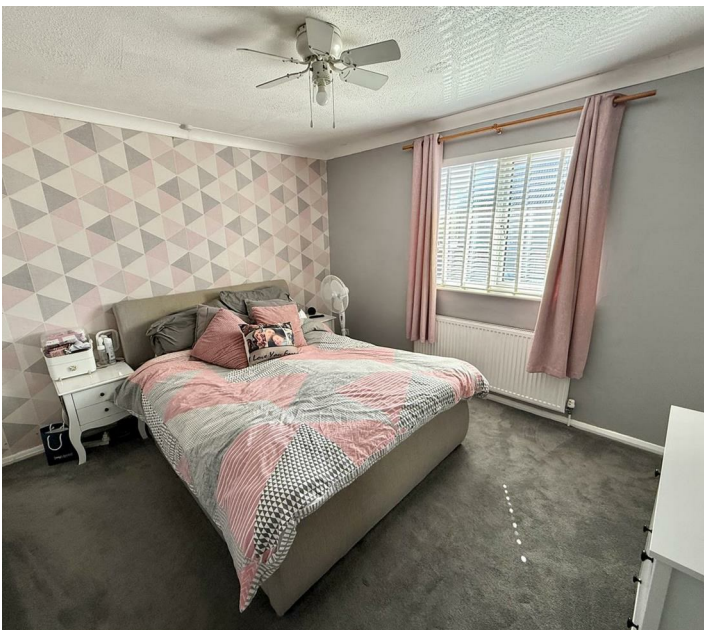
UPVC double glazed window to rear, radiator, power points and built-in single wardrobe.

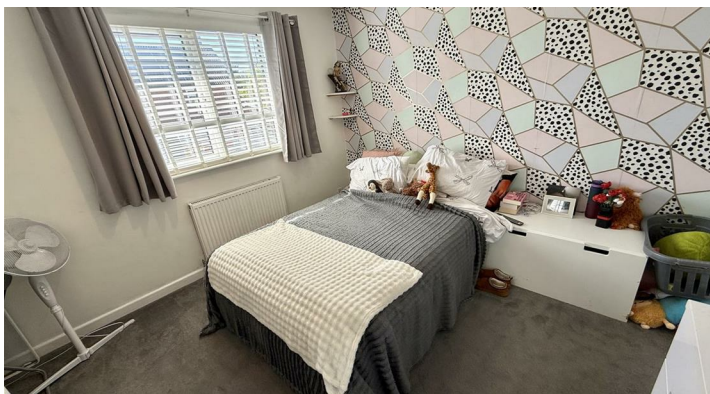
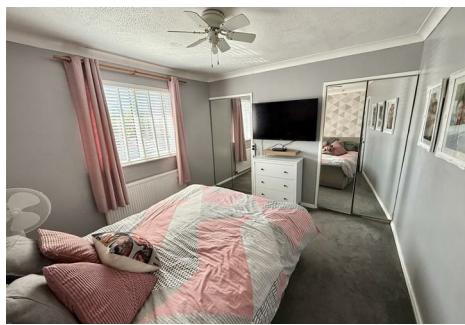
Outside

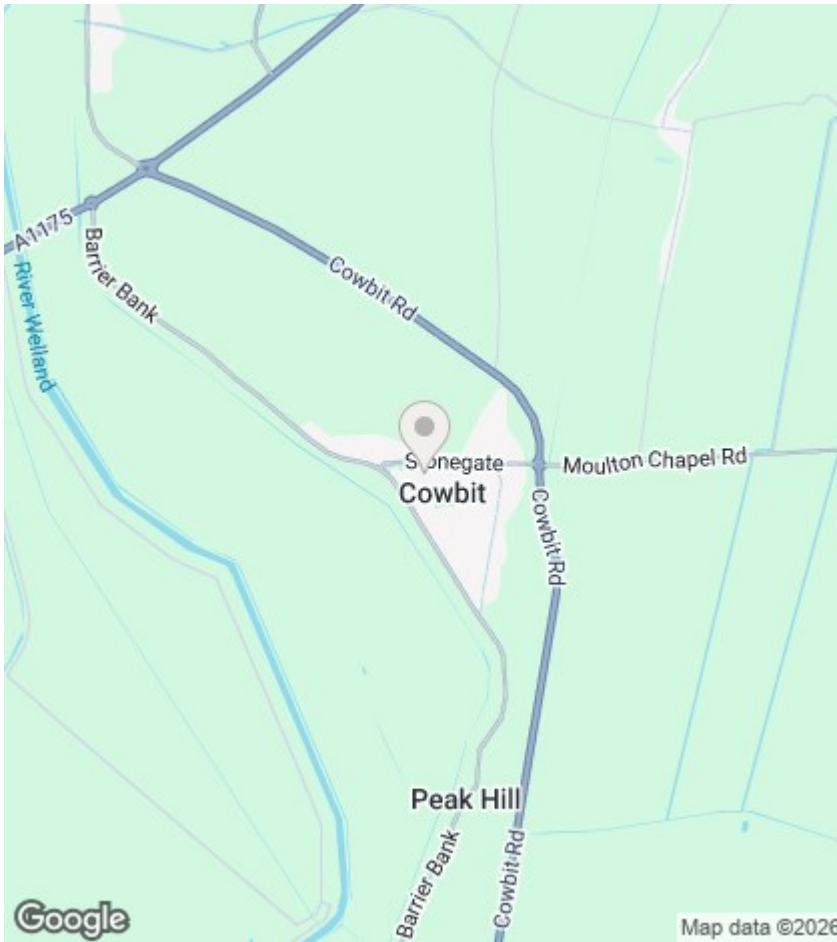
There's gravel off-road parking for two cars with side access to the rear garden which is enclosed by panel fencing, is this predominantly laid to lawn and has two sheds.

Additional Information

- *Steel framed and has certificate for the build
- *Loft is not boarded
- *Boiler is 5-6 years
- *Kitchen is 5 years old
- *Utility has just been done in 2026
- *Windows and doors over 20 years old
- *Mains drainage







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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

