



**Willow Court, Cowbit SPALDING PE12 6BU**

**welcome to**

**Willow Court, Cowbit SPALDING**

Modern three bedroom semi-detached property, IMMACULATEDLY PRESENTED & UPGRADED THROUGHOUT. Lounge, kitchen diner & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. OFF road parking for one car, SINGLE GARAGE & fully enclosed rear garden. VIEWING ADVISED!!



### **Lounge**

18' 4" x 10' 8" ( 5.59m x 3.25m )

Having French doors leading to the garden.

### **W/C**

5' 6" x 3' 4" ( 1.68m x 1.02m )

Comprising of a W/C. Sink. Tiled flooring. Extractor fan. Heated towel rail.

### **Kitchen/ Diner**

18' 4" x 10' 8" ( 5.59m x 3.25m )

Having wall and base units. Single bowl sink. Ceramic tiled flooring. Integrated electric oven, four ring hob, Stainless steel extractor, Fridge freezer, Dishwasher. Wood effect surfaces.

### **Utility Room**

5' 11" x 6' 5" ( 1.80m x 1.96m )

Comprising of base units. Single bowl stainless steel sink. Space for a washing machine and tumble dryer. Built-in under stairs cupboard. Ceramic tiled flooring. Extractor fan.

### **Landing**

Having loft access. Built-in airing cupboard with a wall mounted boiler.

### **Bedroom One**

12' 6" x 11' 8" ( 3.81m x 3.56m )

Comprising of a range of built-in wardrobes.

### **En-Suite**

6' 3" x 5' 8" ( 1.91m x 1.73m )

Having a W/C. Inset sink. Shower cubicle with dual head thermostatic shower. Extractor. Partly tiled walls. Fully tiled flooring. Built-in storage cupboard.

### **Bedroom Two**

10' 10" x 10' 11" ( 3.30m x 3.33m )

### **Bedroom Three**

8' 11" x 8' 6" ( 2.72m x 2.59m )

### **Bathroom**

7' 1" x 6' 8" ( 2.16m x 2.03m )

Having a W/C. Inset sink. Free standing bath with wall mounted mixer taps. Extractor. Heated towel rail.

Mirror with light. Fully tiled walls and flooring.

### **Exterior**

Front garden: Having low maintenance graveled area. A path leading to the front door.

Rear garden: Comprising of a fully enclosed fenced garden. Rear gate entrance. Laid to lawn. Raised decking area

### **Garage**

17' x 8' 1" ( 5.18m x 2.46m )

Having up and over doors. Power and lighting.



**view this property online** [williamhbrown.co.uk/Property/SDG113090](http://williamhbrown.co.uk/Property/SDG113090)



welcome to

## Willow Court, Cowbit SPALDING

- IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE, KITCHEN DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR ONE CAR & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG113090](https://www.williamhbrown.co.uk/Property/SDG113090)



Property Ref:  
SDG113090 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)