



89 Willow Court

Cowbit PE12 6GF

Offers in excess of £199,500



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Located in the quiet village of Cowbit midway between Spalding and Crowland is this immaculate semi detached house set in a cul de sac position. With gas radiator heating and PVCu double glazing the property has LVT flooring to the ground floor and is presented for first time buyers, investors or those downsizing.

The accommodation comprises; Entrance Hall with stairs to the first floor, comfortable Lounge leading to a well appointed Kitchen Diner, which has access to the rear Garden. There is also a Cloakroom W.C.

The first floor Landing leads to two double Bedrooms, both with Ensuites.

Outside, on this good size plot are attractive gardens front and rear with parking for at least two vehicles.

Viewing is recommended of this attractive, well presented property.

Tenure Freehold

Council Tax A





Entrance Hall
Stairs to the first floor Landing.

Lounge
17'2" x 9'5" max (5.24m x 2.89m max)

Kitchen Dining Room
13'4" x 8'0" (4.07m x 2.44m)
Fitted with a range of base and eye level kitchen units with Bosch Appliances comprising; electric oven and an induction hob with a hood above, fridge freezer and dishwasher. Plumbing for an automatic washing machine, PVCu French doors to the rear garden.



Cloakroom W.C.

First Floor Landing

Bedroom 1
11'3" x 8'7" (3.43m x 2.62m)
Built in wardrobes and storage cupboard. Door to



Ensuite Bathroom

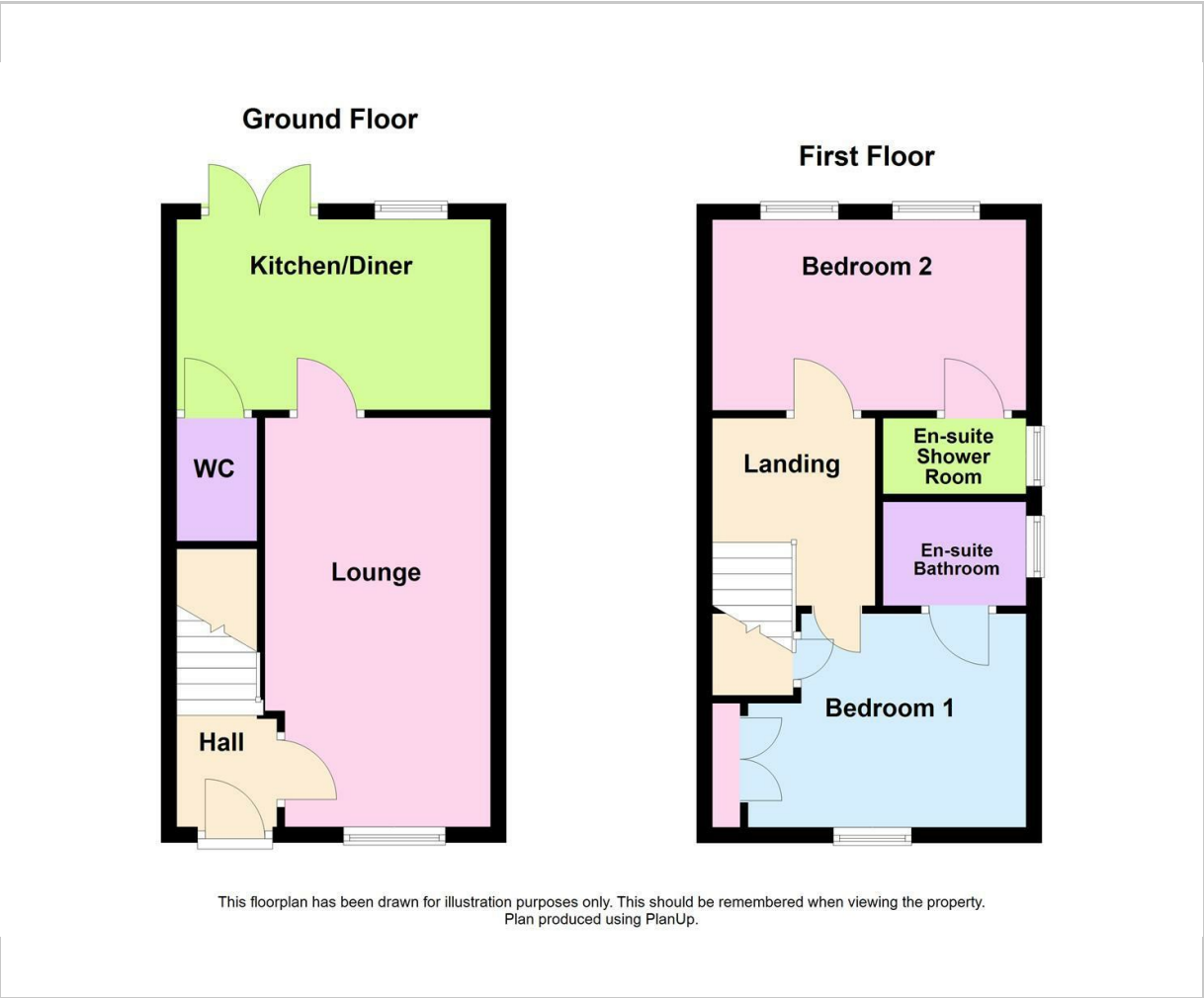
Bedroom 2
13'4" x 8'0" (4.07m x 2.44m)
Door to

Ensuite Shower Room

Outside
To the front of the property is an open plan garden laid to decorative gravel with a driveway for easily two vehicles. Gated side access leads to an attractive, landscaped, enclosed garden which is laid to lawn with a good size relaid patio area



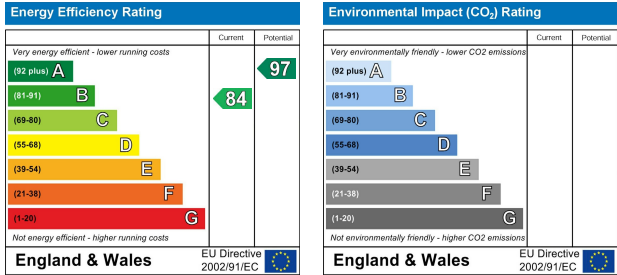
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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