



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

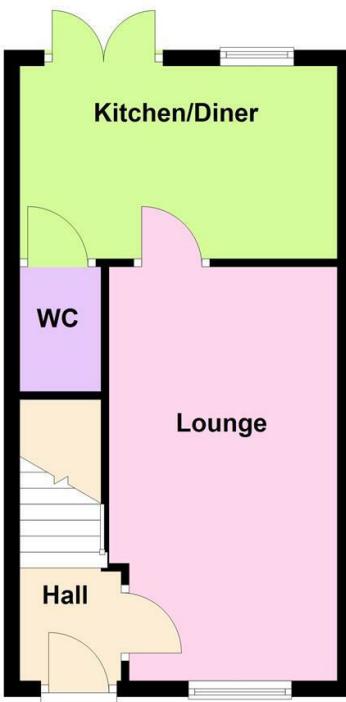
Ensuite Shower Room

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

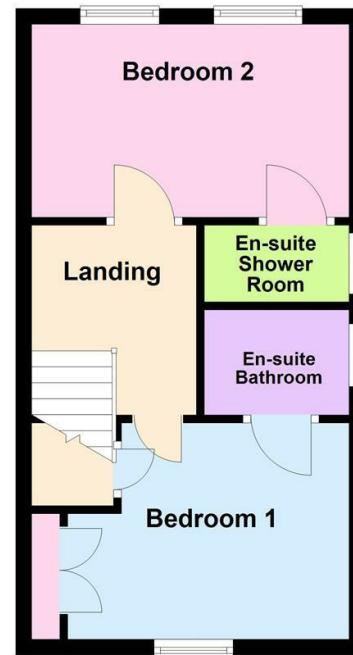


Floor Plan

Ground Floor



First Floor

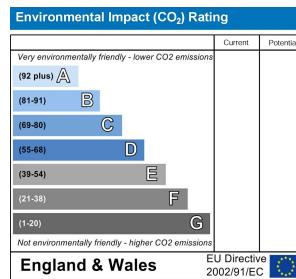
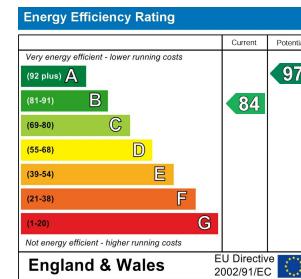


This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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.

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