



**St. Marys Gardens, Cowbit Spalding PE12 6XJ**

**welcome to**

**St. Marys Gardens, Cowbit Spalding**

Three bedroom detached house, POPULAR VILLAGE LOCATION & would benefit from cosmetic updating. Two reception rooms, CONSERVATORY, kitchen & UTILITY. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for one car, SINGLE GARAGE & enclosed rear garden



Having stairs to the first floor.

### **Cloakroom**

4' 2" x 5' 1" ( 1.27m x 1.55m )

Having a W/C. Pedestal sink and a built in extractor fan.

### **Lounge**

14' 3" x 16' 11" ( 4.34m x 5.16m )

Comprising of being open plan with the dining room.

### **Dining Room**

8' 11" x 10' 3" ( 2.72m x 3.12m )

Having sliding UPVC door to the conservatory.

### **Kitchen**

8' 9" x 10' 1" ( 2.67m x 3.07m )

Comprising of wall and base units. One and a half stainless steel sink. Space for an Electric oven, Fridge and dishwasher. Integrated extractor.

### **Utility Room**

7' 5" x 5' 1" ( 2.26m x 1.55m )

Having Wall and base units. A work surface. Space for a washer/ dryer and freezer.

### **Conservatory**

9' x 10' 10" ( 2.74m x 3.30m )

Comprising of French doors to the garden. Tiled flooring.

### **Landing**

Having loft access. Built-in A/C with hot water tank.

### **Bedroom One**

10' x 16' 1" ( 3.05m x 4.90m )

#### **En Suite**

5' 5" x 6' 1" ( 1.65m x 1.85m )

Having a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Partially tiled walls.

### **Bedroom Two**

10' 3" x 12' 8" ( 3.12m x 3.86m )

Having built in cupboards

### **Bedroom Three**

10' 2" x 9' 8" ( 3.10m x 2.95m )

#### **Bathroom**

6' 1" x 7' 4" ( 1.85m x 2.24m )

Having a W/C. Pedestal sink. Bath with shower attachments. Extractor. Shaving point. Tilled walls

### **Rear Gardens**

Comprising of a Enclosed by fencing. Central lawn with raised boarder to the rear. Raised decking. Patio seating area. Timber garden shed. Outdoor tap.

### **Garage**

16' 7" x 9' ( 5.05m x 2.74m )

Having up and over door. Power and lighting. Wall mounted gas boiler.



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## St. Marys Gardens, Cowbit Spalding

- THREE BEDROOM DETACHED HOUSE
- LOUNGE, DINING ROOM, KITCHEN & UTILITY
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH DECKING & PATIO
- EN SUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112964 - 0007

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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@williambrown.co.uk](mailto:Spalding@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**