



St. Marys Gardens,Cowbit Spalding PE12 6XJ

welcome to

St. Marys Gardens, Cowbit Spalding

Immaculate four bedroom detached property, FULLY MODERNISED BY VENDORS IN THEIR OWNERSHIP. Two reception rooms, kitchen & UTILITY AREA. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking, SINGLE GARAGE & fully enclosed rear garden. IDEAL FAMILY HOME, viewing advised



Entrance Hall

having stairs to first floor with cupboard beneath and laminate flooring

Lounge

10' 7" x 15' 4" (3.23m x 4.67m)
with laminate flooring and French doors to garden

Dining Room

10' 7" x 8' 9" (3.23m x 2.67m)
laminate flooring

Kitchen

14' 4" x 8' 1" (4.37m x 2.46m)
having a range of wall and base units, wood effect work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring gas hob and extractor. Space for fridge freezer and dishwasher. Tiled floor

Utility Room

7' 1" x 4' 11" (2.16m x 1.50m)
having wall and base units, wood effect work surface, space for washing machine and tumble dryer. Stable door to rear garden and door to:

Wc

7' 1" x 2' 11" (2.16m x 0.89m)
comprising two piece suite of WC and inset sink. Extractor and tiled floor

Landing

having loft access and built-in airing cupboard with hot water tank

Bedroom 1

12' 5" x 9' (3.78m x 2.74m)
built-in wardrobe and door to:

En-Suite

6' 6" x 6' 3" (1.98m x 1.91m)
comprising three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Extractor, tiled floor, partly tiled walls and shaving point

Bedroom 2

12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom 3

7' x 8' 10" (2.13m x 2.69m)

Bedroom 4

9' 2" x 7' 3" (2.79m x 2.21m)

Bathroom

5' 6" x 7' 4" (1.68m x 2.24m)
comprising three piece suite of WC, inset sink and bath with dual head thermostatic shower over. Extractor, heated towel rail, shaving point and fully tiled walls and floor

Outside

to the front of the property there is a gravel driveway providing off road parking for three cars and giving access to a single garage. A paved pathway leads to the front door and a side gate leads to the rear garden. Fully enclosed by timber fencing, the rear garden features a central lawn with mature borders to the rear and side, a patio seating area and a timber garden shed

Garage

16' 11" x 9' 1" (5.16m x 2.77m)
up and over door, power and lighting. Wall mounted gas boiler



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welcome to

St. Marys Gardens, Cowbit Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS, KITCHEN & UTILITY AREA
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112748 - 0011

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