

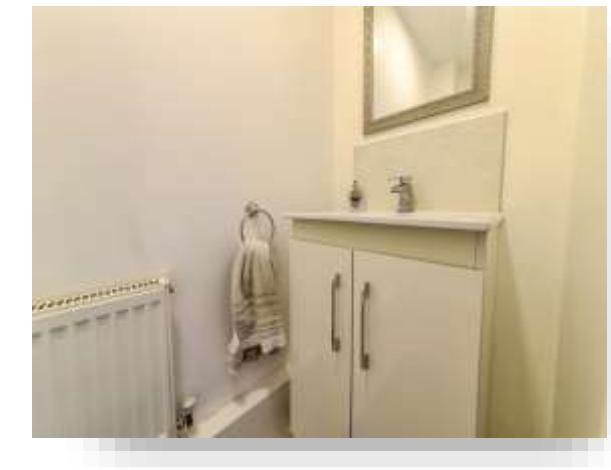
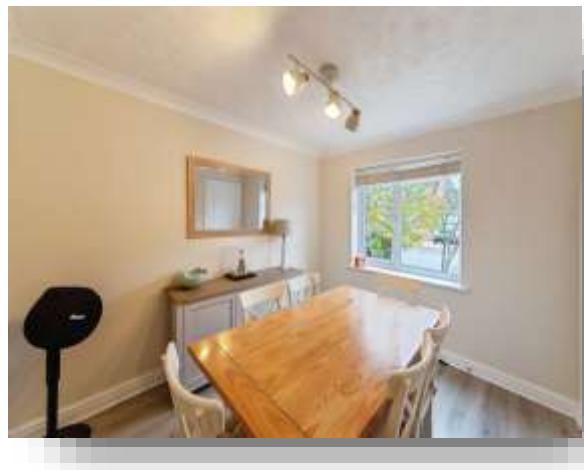


**St. Marys Gardens, Cowbit Spalding PE12 6XJ**

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

- IMMACULATEDLY 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**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SDG112748 - 0011

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



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