

# Awaiting Professional Photography - Viewings Available Now !



The Pastures, Cowbit Spalding  
offers over £375,000 **Freehold**

QUENTIN  
MARKS



# Key Features



- Spacious Family Home
- 4 Double Bedrooms
- 2 Bathrooms
- Large L-Shaped Kitchen/Diner
- Large Lounge

A beautifully presented chalet style home in a quiet location offers spacious accommodation with 4 double bedrooms, a large upstairs bathroom and a downstairs 2nd bathroom. The large L-shaped kitchen / diner with well equipped utility room and the generous lounge with garden room make this house perfect for both socialising and family time. Viewing highly recommended.

This spacious detached family home is presented in immaculate condition throughout and is ideally situated in a quiet Cul De Sac within the popular village of Cowbit, offering convenient access to both Spalding and Peterborough. The property has an impressive L-shaped kitchen/dining area. The kitchen part is fitted with an extensive range of base and eye-level units, including cupboards and drawers with complementary work surfaces. Integrated appliances comprise a gas hob with a double oven



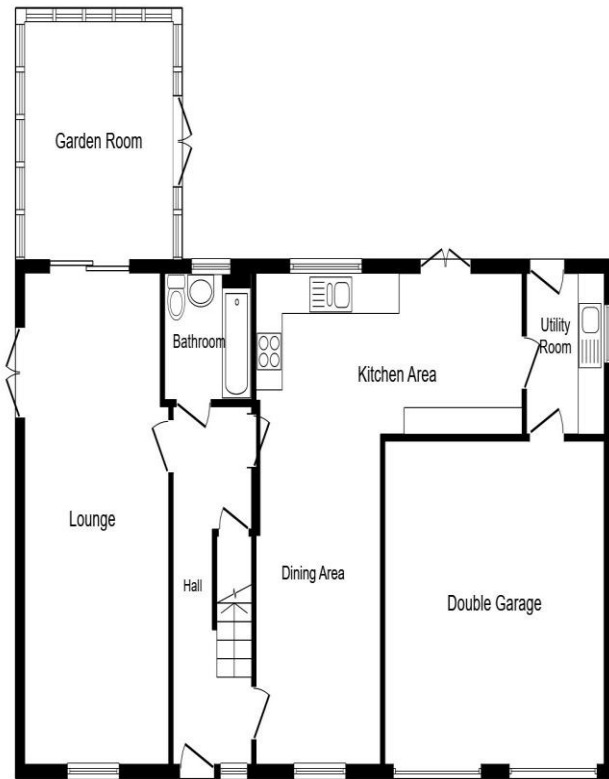
beneath, an additional eye-level double oven, and a dishwasher. The dining area provides ample space for a large table and benefits from its own access from the hallway.

Adjacent to the kitchen is a utility room complete with base and eye level units, a sink, space for Washing Machine, Tumble Dryer access to the rear garden and an internal door leading to the garage.

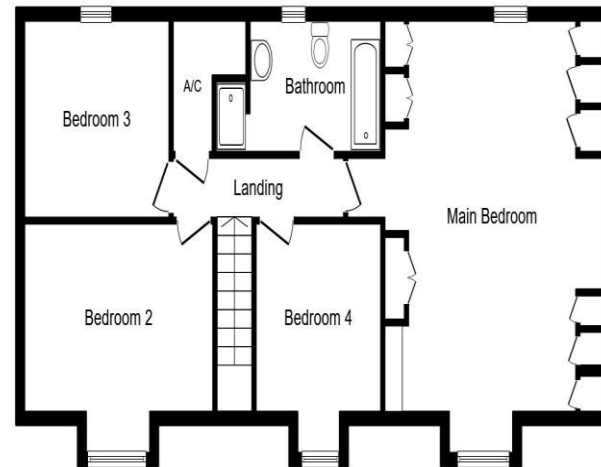
The lounge is particularly generous in size and serves as a key focal point of the home. It features a living flame-effect gas fire set within an attractive fireplace, along with UPVC double glazed doors to the side and patio doors opening into the garden room. The garden room is constructed of brick and UPVC double glazing, with a 'warm' roof, radiator, and French doors leading to the garden, making it a comfortable space to enjoy year-round. The ground floor also includes a well-appointed bathroom fitted with a modern three-piece suite.

Upstairs, the property offers four double bedrooms, making it ideal for family living. The principal bedroom is especially impressive, generous in size featuring an extensive range of fitted wardrobes, bedside units, a dressing table, and overbed storage. The second bedroom, positioned at the front, includes a walk-in dormer window and provides access to a well organised loft fully fitted with shelving and lighting via a pull-down ladder. Bedrooms three and four are also well-proportioned doubles. The first floor is completed by a refitted bathroom comprising a low-level WC, vanity wash hand basin, large shower cubicle with rainhead & hand held shower,





Ground Floor



First Floor

whirlpool bath, and heated towel rail.

Externally, the property benefits from an extensive driveway providing off-road parking for approximately 5/6 vehicles, along with access to a double garage (4.99m x 5.11m) equipped with twin up-and-over doors, lighting, and power. The gas-fired central heating boiler is also located here as are the timers for Security lighting. The rear garden is predominantly south-facing and features a generous paved patio, lawned area, additional paved section to the side, and a slate-chipped seating area with lighting.

Room Dimensions:

Lounge: 7.73m x 3.51m (max)

Kitchen/Diner: 6.34m x 7.75m (max), 3.00m x 2.56m (min)

Utility Room: 2.58m x 1.84m

Garden Room: 3.50m x 3.30m

Bedroom 1: 6.10m x 5.18m

Bedroom 2: 4.58m x 2.97m

Bedroom 3: 3.75m x 3.09m

Bedroom 4: 2.99m x 2.95m

To view this property call Quentin Marks on:

**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 [sales@quentinmarks.co.uk](mailto:sales@quentinmarks.co.uk)

 [www.quentinmarks.co.uk](http://www.quentinmarks.co.uk)



SCAN FOR MORE  
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100606 - 0003