



Barrier Bank,Cowbit Spalding PE12 6AL

welcome to

Barrier Bank, Cowbit Spalding

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS CHARMING TWO BEDROOM DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING WITH FRONT AND REAR GARDENS. CALL TODAY TO ARRANGE YOUR VIEWING TODAY.



Entrance Hall

Tiled flooring & storage cupboard.

Living Room

15' 2" x 11' 2" (4.62m x 3.40m)

UPVC Double glazed window to the front aspect, sockets, radiator, ceiling light, log burner with fireplace surround, carpet flooring.

Dining Room

15' 2" x 8' 6" (4.62m x 2.59m)

UPVC Double glazed window to the front aspect, ceiling light, loft access, sockets, log burner and carpet flooring.

Kitchen

16' 2" x 8' 9" (4.93m x 2.67m)

UPVC Double glazed window to the rear, eye and base level units with worktop over with sink drainer, tiled flooring, space for dishwasher and fridge, radiator, space for range style cooker.

Utility Room

13' x 5' 3" (3.96m x 1.60m)

UPVC Double glazed obscured window, wood effect laminate flooring, eye and base level units, inset spotlighting, boiler, radiator, space and plumbing for washing machine and tumble dryer.

Bedroom One

13' 3" x 8' 3" (4.04m x 2.51m)

UPVC Double glazed window, ceiling light, carpet flooring, sockets and radiator.

Bedroom Two

15' 9" x 8' 1" (4.80m x 2.46m)

UPVC Double glaze window to side and front, triple fitted wardrobe, sockets, carpet flooring and radiator.

Bathroom

8' 1" x 7' 1" (2.46m x 2.16m)

UPVC Double glazed window, Paneled corner bath, separate shower with rainfall shower head and hand held shower hose, tiled, flooring, extractor fan, sink, toilet, heated towel rail.

Exterior

The front garden includes a graveled driveway providing off road parking, alongside a neatly laid to lawn area. To the rear, you'll find a low maintenance graveled garden fully enclosed for privacy and security, a perfect space for outdoor dining or simply unwinding.



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- DETACHED TWO BEDROOM BUNGALOW
- TWO INVITING RECEPTION ROOMS
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- POPULAR VILLAGE LOCATION OF COWBIT
- EPC RATING: D

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£219,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112722 - 0007

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 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@williamhbrown.co.uk



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



williamhbrown.co.uk