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11 Meadow Walk, Cowbit PE12 6FN

£229,995 Freehold

- Semi-Detached House
- Beautifully Presented Accommodation
- Refitted Kitchen Diner, Lounge
- 3 Bedrooms, Refitted Bathroom
- Viewing Recommended

Superbly presented 3 bedroom semi-detached house with recently refitted kitchen diner and family bathroom. Situated in a popular location of the village of Cowbit with easy access on to the A16 for access to Peterborough. Off-road parking, single garage, enclosed garden. Gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

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ACCOMMODATION

Obscured leaded composite door leading into:

ENTRANCE HALLWAY

3' 8" x 9' 5" (1.14m x 2.88m) Skimmed and coved ceiling, centre light point, smoke alarm, radiator with fitted cover, tiled flooring, staircase rising to first floor, door to:

CLOAKROOM

2' 8" x 4' 11" (0.83m x 1.50m) Skimmed ceiling, centre light point, extractor fan, tiled flooring, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.

From the Entrance Hallway a door leads into:

LOUNGE

11' 5" x 14' 11" (3.48m x 4.56m) UPVC double glazed window to the front elevation, skimmed and coved ceiling,



centre light point, double radiator, single radiator, TV point, telephone point, understairs storage cupboard with coat rail, door to:

RECENTLY REFITTED KITCHEN DINER

9' 9" x 14' 11" (2.98m x 4.57m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed ceiling, inset LED lighting, double radiator, fitted laminate plank flooring, fitted with a wide range of base, eye level and drawer units with work surfaces over, inset one and a quarter bowl sink with mixer tap, tiled splashbacks, integrated fridge freezer, pull out bins, space and plumbing for washing machine, cupboard housing Ideal gas fired boiler, integrated ceramic induction hob with Indesit fan assisted electric oven.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 7" x 9' 11" (2.03m x 3.03m) Skimmed and coved ceiling, centre light point, access to part boarded loft space (with pull down ladder and lighting), storage cupboard off with hanging rail and shelving, door to:

MASTER BEDROOM

8' 2" x 13' 4" (2.50m x 4.07m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, fitted double door wardrobe with hanging rail and shelving.

BEDROOM 2

8' 2" x 9' 1" (2.50m x 2.79m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

6' 4" x 8' 7" (1.95m x 2.62m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, telephone point.

RECENTLY REFITTED FAMILY BATHROOM

5' 8" x 6' 5" (1.74m x 1.96m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled plank flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, 'P' shaped bath with rainfall mixer tap and fitted thermostatic shower over and shower screen fitted.



EXTERIOR

The property is located in a small cul-de-sac location. The front of the property is deigned for ease of maintenance with gravel and flagstone tiled pathways. There is a taramacadam driveway providing off-road parking and leading to the:

SINGLE GARAGE

8' 5" x 16' 6" (2.58m x 5.05m) UPVC obscured double glazed door to the side, up and over door to the front, separate electric consumer unit board, power points, strip lighting, storage into eaves (boarded), workshop area to the rear of the garage, space for further appliances.

REAR GARDEN

Extensive patio area, cold water tap, electric power sockets, flood lighting, laid to lawn with paved pathways, gravelled area, raised shrubs.

DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road, continue for 3 miles to the Cowbit roundabout, taking the third exit and then take the second left on to Backgate. Proceed along Backgate and Meadow Walk is right hand turning.

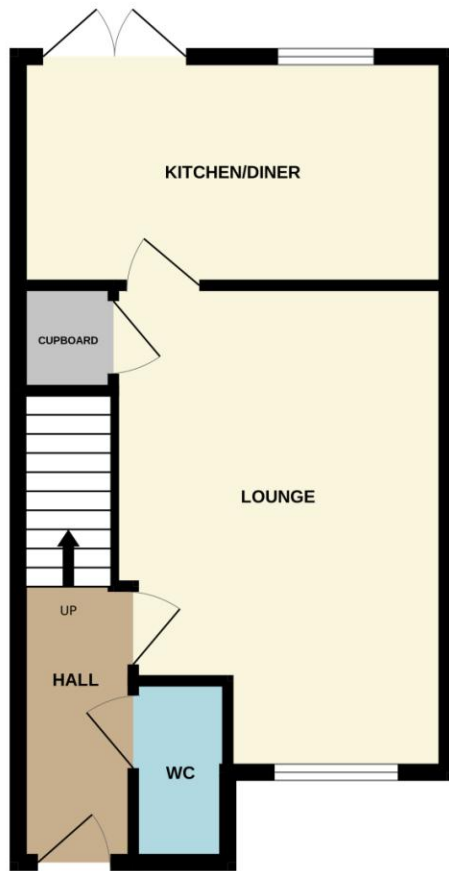
AMENITIES

There is a primary school, village store and Church within the village of Cowbit. The well served market town of Spalding is approximately 4 miles to the north and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, the innovative water taxi service and, on the eastern outskirts, the Springfields Retail Outlet/Festival Gardens. Peterborough is 14 miles distant offering a fast train to London's Kings Cross minimum journey time 50 minutes.

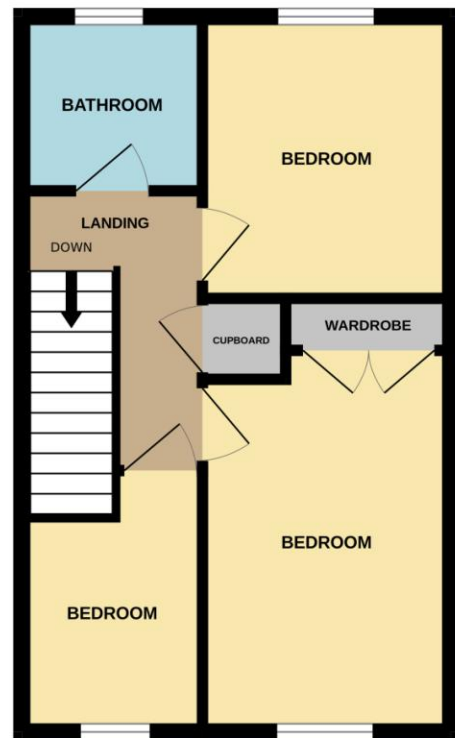




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11881

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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