

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient lower rating costs
72
81

Energy Efficiency Graph



Area Map



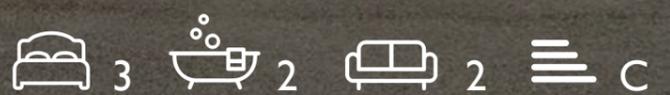
Floor Plan



The Pastures

Cowbit, Spalding, PE12 6FL

Offers In Excess Of £370,000 - Freehold , Tax Band - D



The Pastures

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Located in the sought-after village of Cowbit, near Spalding, this attractive detached chalet-style home at The Pastures combines comfort with exciting potential. Built in 2003 as a four-bedroom property, it has since been carefully adapted to suit the current owners' lifestyle. More recently, the vendor is creating a four-bedroom layout on the first floor.

To the front, a spacious driveway provides parking for up to six vehicles and is further enhanced by a double garage, offering excellent practicality and convenience.

A superbly presented detached chalet set on a generous plot with a double garage. Upon entering, you are greeted by a spacious entrance hall that leads to a remarkable 25ft living room, seamlessly flowing into a sun lounge at the rear, creating an inviting space for relaxation and entertaining. The heart of the home is undoubtedly the T-shaped kitchen-diner, which boasts enough room for a table accommodating up to sixteen guests, making it ideal for family gatherings and social occasions. A separate utility room and an internal door to the double garage enhance the practicality of this well-designed home. Carpeted stairs lead to a spacious landing, where you will find currently three generously sized double bedrooms, each offering comfort and tranquility. The vendor is currently exploring changing the current layout to 4 bedrooms. The family bathroom is conveniently located to serve these bedrooms, ensuring ease of access for all. Outside, the beautifully landscaped gardens at the rear bask in a sunny aspect, providing a serene outdoor retreat for gardening enthusiasts or those simply wishing to enjoy the fresh air. This property is a true gem, offering both space and versatility in a peaceful setting, making it an ideal choice for families or those seeking a tranquil lifestyle.

- Entrance Hall**
1.88 x 5.71 (6'2" x 18'8")
- Living Room**
3.53 x 7.95 (11'6" x 26'0")
- Sun Lounge**
3.37 x 3.48 (11'0" x 11'5")
- Bathroom**
2.05 x 1.88 (6'8" x 6'2")
- Diner**
3.00 x 7.75 (9'10" x 25'5")
- Kitchen**
3.32 x 2.57 (10'10" x 8'5")
- Utility Room**
1.85 x 2.57 (6'0" x 8'5")
- Landing**
4.13 x 0.96 (13'6" x 3'1")
- Master Bedroom**
6.06 x 6.32 (19'10" x 20'8")
- Bathroom**
4.03 x 2.05 (13'2" x 6'8")
- Bedroom Two**
4.62 x 6.18 (15'1" x 20'3")
- Bedroom Three**
3.00 x 2.94 (9'10" x 9'7")
- Garage**
5.12 x 4.97 (16'9" x 16'3")



EPC - C
72/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
 Construction: Standard
 Accessibility / Adaptations: Lateral Living
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Double Garage, Garage Integral, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Domestic Small Sewage Treatment Plant
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 43Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

