BRADLEY JAMES

ESTATE AGENTS









4 Dun Cow Drive, Cowbit, Spalding, Lincolnshire, PE12 6AR

Asking price £225,000

- Three bedrooms
- Lounge with media unit
- Conservatory
- Off road parking for three cars
- Great road links to the A16 connecting Peterborough, Spalding, Norfolk and Lincoln
- Extended to the rear
- Open plan kitchen diner
- Private rear garden
- Walking distance to local shop, primary school and bus stop
- Built in 2016

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Bradley James welcomes you to the charming village of Cowbit. This modern extended semi-detached house on Dun Cow Drive offers a delightful blend of contemporary living and convenience. Built in 2016, the property boasts a stylish design and ample space, making it an ideal family home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a modern lounge, featuring a striking media wall with built-in storage, perfect for relaxation and entertainment. The open-plan kitchen diner is a highlight of the home, designed for both functionality and social gatherings. French doors open into an extended conservatory, which provides a seamless transition to the private rear garden, ensuring a tranquil outdoor space.

The ground floor also includes a convenient cloakroom, enhancing the practicality of the layout. Ascending to the first floor, you will find three well-proportioned bedrooms. Bedroom one offers lovely views over Barrier Bank and benefits from its own en-suite shower room, while a modern family bathroom serves the other two bedrooms. Notably, the third bedroom is currently utilised as a dressing room, showcasing the versatility of the space.

Outside, the property features off-road parking for up to three vehicles, along with side gated access to the side and rear gardens, providing additional outdoor space for leisure and activities.

This home is ideally situated within walking distance to local amenities, including a shop, primary school, and bus stop, making daily life convenient. Furthermore, excellent road links to the A16 connect you to Peterborough, Spalding, Lincoln, and Norfolk, enhancing accessibility to surrounding areas. This property is a perfect choice for those seeking a modern, comfortable home in a friendly community.

3 2 2

Council Tax Band: B







Entrance Hall
Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation and radiator.

Lounge
15'6 x 13'7
UPVC double glazed window to the front, radiator, power points, a bespoke media unit with storage cupboards beneath and shelves above and fuse box.

Kitchen Diner
17'1 x 10'5
UPVC double glazed window to the rear, UPVC double glazed French doors going onto the conservatory, base and eye level units with worksurface over, sink and drainer with mixer tap over, integrated electric oven and grill with an electric hob and extractor over, breakfast bar, tiled splashback, wall mounted Worcester Bosch boiler housed in the kitchen cupboard, power points, radiator, skimmed ceiling with inset spotlights and a door to the cloakroom.

Cloakroom
WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, half height tiled walls, radiator and extractor fan.

Conservatory
13'2 x 10'4
Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, power points, wall lights, a utility area with space and plumbing for washing machine and space and point for tumble dryer.

Landing
Loft hatch, power points, radiator and airing cupboard.

Bedroom 1
13'8 x 10'3
UPVC double glazed window to the front overlooking barrier bank, radiator, power points, TV point and a door to the ensuite.

Bedroom 1 En-suite
Ensuite shower room, UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2
10'1 x 9'2
UPVC double glazed window to the rear, radiator and power points.

Bedroom 3
9'2 x 6'8
UPVC double glazed window to the rear, built-in drawers with shelves and hanging space, base units with worktop over, radiator, power points and skimmed ceiling with inset spotlights.

Family Bathroom
UPVC obscured double glazed window to the side, panel bath with mixer taps over, WC with push button flush, pedestal wash hand basin with mixer taps over, extractor fan, skimmed ceiling with inset spotlights and wall mounted heated towel rail.

Outside
The property has gravel and block paved off road parking, side gated access leading to the rear garden which is enclosed by panel fencing and benefits from not being overlooked from the rear, it is predominantly laid to lawn, has a patio seating area and shed.





























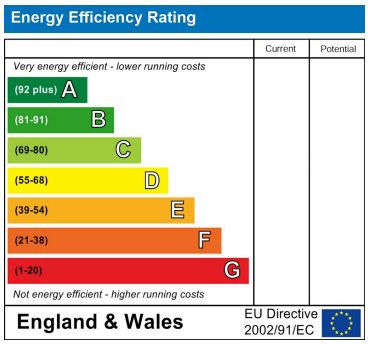


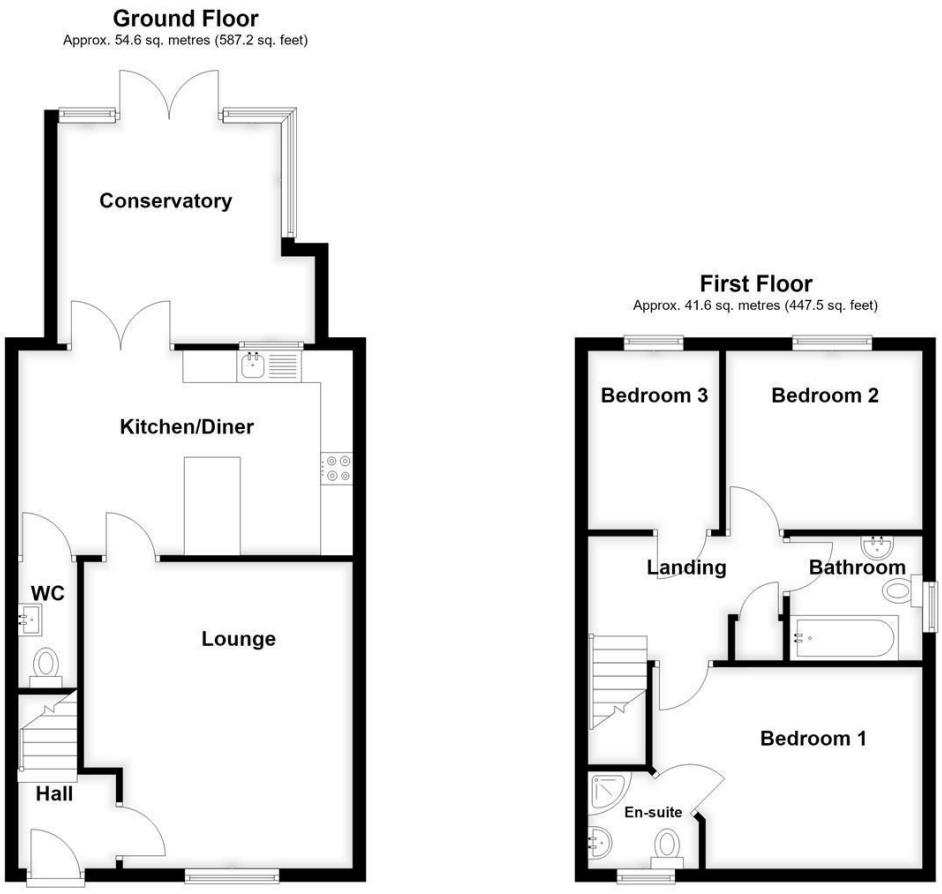


Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:





Total area: approx. 96.1 sq. metres (1034.7 sq. feet)

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