



**Willow Court, Cowbit Spalding PE12 6BU**

**welcome to**

**Willow Court, Cowbit Spalding**

VIEWING STRONGLY ADVISED TO APPRECIATE THIS IMMACULATELY PRESENT THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN THE SOUGHT AFTER LOCATION OF COWBIT! THE PROPERTY BENEFITS FROM OFF ROAD PARKING VIA PRIVATE DRIVEWAY AND SINGLE GARAGE. CALL OUR SPALDING TEAM TODAY TO ARRANGE YOUR VIEWING!!



### **Entrance Hall Downstairs Wc**

UPVC Double glazed obscured window, toilet, sink & extractor fan.

### **Kitchen/Diner**

18' 4" x 14' 11" ( 5.59m x 4.55m )

UPVC Double glazed window to the front and UPVC Double glazed french doors leading to the rear garden, Eye and base level units with work top over with inset down lighting and tiled splash backs, stainless steel sink drainer, Integrated Bosch oven with electric hob and extract hood. Space and plumbing for washing machine & tumble dryer, integrated fridge freezer, radiator, power sockets, inset spotlighting and laminate flooring.

### **Living Room**

16' 3" x 9' 7" ( 4.95m x 2.92m )

UPVC Double glazed window to the front aspect, ceiling lights, radiator, power sockets, tv point and carpet flooring.

### **Landing**

Carpet flooring.

### **Bedroom One**

14' 7" x 11' 10" ( 4.45m x 3.61m )

UPVC Double glazed windows, built in wardrobes, power sockets, ceiling light, radiator and carpet flooring.

### **En Suite**

8' 3" x 6' 10" ( 2.51m x 2.08m )

UPVC Double glazed obscured window, shower cubicle, sink, toilet, inset spotlighting and stainless steel heated towel rail.

### **Bedroom Two**

9' 9" x 8' 7" ( 2.97m x 2.62m )

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

### **Bedroom Three**

7' 1" x 6' 5" ( 2.16m x 1.96m )

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

### **Family Bathroom**

6' 5" x 6' 2" ( 1.96m x 1.88m )

Paneled bath with shower over and glass shower screen with tiled splash back, sink, toilet, radiator, shaving point and ceiling light.

### **Single Garage**

18' 4" x 10' 5" ( 5.59m x 3.17m )

### **Exterior**

Fully enclosed low maintenance rear garden with large decking area, side gate leading to driveway and single garage.



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## Willow Court, Cowbit Spalding

- THREE BEDROOM SEMI DETACHED HOUSE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- SPACIOUS KITCHEN DINER WITH INTEGRATED APPLIANCES
- SINGLE GARAGE & DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113218 - 0003

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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.



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