

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



75 Willow Court, Cowbit PE12 6GF

£47,500 Leasehold (25% Share)

- 25% Shared Ownership
- 2 Double Bedrooms
- Village Location
- Multiple Off Road Parking
- Viewing Recommended

25% Shared Ownership Property. Superbly presented 2 bedroomed terraced property. Accommodation comprising Entrance Lobby, lounge, kitchen diner and cloakroom to the ground floor; 2 double bedrooms and bathroom. Multiple off-road parking, gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



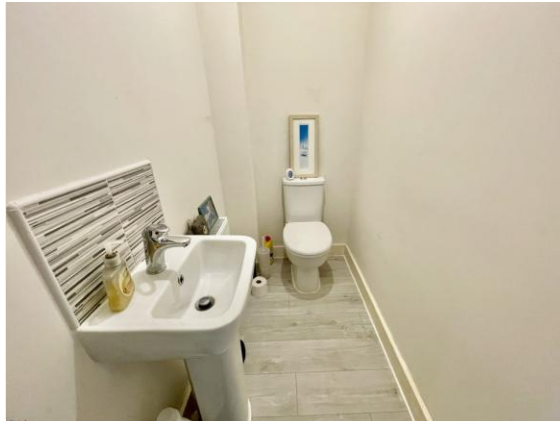
ACCOMMODATION Open porch with outdoor lighting leading through a composite obscured double glazed door leading into:

ENTRANCE LOBBY 4' 3" x 4' 8" (1.31m x 1.43m)

Skimmed ceiling, centre light point, smoke alarm, single radiator, staircase off to the first floor, door into:

FORMAL LOUNGE 9' 11" x 14' 4" (3.04m x 4.39m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, 2 radiators, central heating controls, TV point, recessed electric consumer unit, door to:

KITCHEN DINER 12' 10" x 13' 5" (3.93m x 4.10m) UPVC double glazed French doors to the rear elevation, UPVC



double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, plank style laminate flooring, centre light point to the Dining area, radiator, smoke detector, fitted with a wide range of base, eye level and drawer units, work surfaces over, splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, integrated Bosch ceramic hob, integrated stainless steel fan assisted electric oven, Bosch stainless steel canopy extractor hood over, integrated Bosch fridge freezer and dishwasher. Door to understairs storage cupboard, door to:

CLOAKROOM 3' 4" x 6' 1" (1.02m x 1.86m) Skimmed ceiling, extractor fan, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, plank style laminate flooring.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR GALLERIED LANDING 6' 10" x 6' 8" (2.09m x 2.04m) Skimmed ceiling, centre light point, access to loft space, smoke alarm.

BEDROOM 1 8' 10" x 13' 5" (2.71m x 4.11m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 2 10' 7" x 13' 11" (3.25m x 4.26m) at widest point. UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, radiator. Storage cupboard off housing Ideal Logic boiler and further storage space.

FAMILY BATHROOM 6' 4" x 6' 5" (1.95m x 1.96m) Skimmed ceiling, inset LED lighting, extractor fan, vinyl plank wood flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks and shaver point, bath with shower screen, mixer tap and thermostatic shower fitted over.

EXTERIOR Tarmacadam driveway providing off-road parking for 3 vehicles. Paved pathways and small front fore-garden.

REAR GARDEN Mainly laid to lawn with shrub borders, access gate to the rear of the property.

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. Turn right into Willow Court, follow the road down and take a left hand turning towards the end of the road and the property is situated on the right hand side.

AGENTS NOTE

The property is 25% shared ownership. The current rent is £348.28 pcm.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES All Mains

COUNCIL TAX BAND A

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: S11953

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

E: s.spalding@longstaff.co.uk

www.longstaff.co.uk