



Willow Court, Cowbit Spalding PE12 6GF

welcome to

Willow Court, Cowbit Spalding

Three bedroom semi-detached property, IMMACULATELY PRESENTED THROUGHOUT. Lounge & kitchen open plan with dining area. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for at least one car, SINGLE GARAGE & larger than standard garden. VIEWING IS ADVISED!!



Entrance Hall

Having stairs to the first floor. Built-in cupboard with a wall mounted gas boiler.

W/C

6' 2" x 2' 11" (1.88m x 0.89m)

Comprising of a W//C. Sink. Extractor.

Lounge

14' 1" x 12' 5" (4.29m x 3.78m)

Kitchen/ Diner

9' 1" x 12' 5" (2.77m x 3.78m)

Having wall and base units. One and a half stainless steel sink. Open plan with the dining area. Integrated electric oven, four ring induction hob, stainless steel extractor, dishwasher and fridge freezer. Space for a washing machine. Having french doors leading to the garden.

Landing

Comprising of loft access.

Bedroom One

10' 4" x 9' 1" (3.15m x 2.77m)

Having a built-in double wardrobe.

En-Suite

5' 5" x 6' 6" (1.65m x 1.98m)

Having a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Shaving point.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom Three

6' 11" x 9' (2.11m x 2.74m)

Bathroom

5' 9" x 8' 11" (1.75m x 2.72m)

Having a W/C. Pedestal sink. Bath with shower attachment. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Shaving point.

Exterior

Rear: Enclosed by fencing. Low maintenance astro turf and gravel with raised decorative gravel beds.

Outside tap. Patio area.

Timber Summerhouse

6' 7" x 9' 4" (2.01m x 2.84m)

Agents Note

Management charge of £200 per annually.

Agents Note

The Garage is situated under the coach house. Due to this the garage is leasehold however doesn't hold any additional costs.



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Willow Court, Cowbit Spalding

- IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE & KITCHEN WITH OPEN PLAN DINING AREA
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- CURRENT OWNERS PURCHED ADDITNAL LAND TO REAR OF THE PROPERTY & LOW MAINTENANCE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113355 - 0008

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