



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

**welcome to**

**Willow Court, Cowbit Spalding**

Three bedroom semi-detached property, IMMACULATEDLY 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 PURCHASED ADDITIONAL LAND TO REAR OF THE PROPERTY & LOW MAINTENANCE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £242,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113355 - 0003

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