



St. Marys Gardens,Cowbit Spalding PE12 6XJ

welcome to

St. Marys Gardens, Cowbit Spalding

Three bedroom detached house, POPULAR VILLAGE LOCATION & would benefit from cosmetic updating. Two reception rooms, CONSERVATORY, kitchen & UTILITY. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for one car, SINGLE GARAGE & enclosed rear garden



Having stairs to the first floor.

Cloakroom

4' 2" x 5' 1" (1.27m x 1.55m)

Having a W/C. Pedestal sink and a built in extractor fan.

Lounge

14' 3" x 16' 11" (4.34m x 5.16m)

Comprising of being open plan with the dining room.

Dining Room

8' 11" x 10' 3" (2.72m x 3.12m)

Having sliding UPVC door to the conservatory.

Kitchen

8' 9" x 10' 1" (2.67m x 3.07m)

Comprising of wall and base units. One and a half stainless steel sink. Space for an Electric oven, Fridge and dishwasher. Integrated extractor.

Utility Room

7' 5" x 5' 1" (2.26m x 1.55m)

Having Wall and base units. A work surface. Space for a washer/ dryer and freezer.

Conservatory

9' x 10' 10" (2.74m x 3.30m)

Comprising of French doors to the garden. Tiled flooring.

Landing

Having loft access. Built-in A/C with hot water tank.

Bedroom One

10' x 16' 1" (3.05m x 4.90m)

En Suite

5' 5" x 6' 1" (1.65m x 1.85m)

Having a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Partially tiled walls.

Bedroom Two

10' 3" x 12' 8" (3.12m x 3.86m)

Having built in cupboards

Bedroom Three

10' 2" x 9' 8" (3.10m x 2.95m)

Bathroom

6' 1" x 7' 4" (1.85m x 2.24m)

Having a W/C. Pedestal sink. Bath with shower attachments. Extractor. Shaving point. Tilled walls

Rear Gardens

Comprising of a Enclosed by fencing. Central lawn with raised boarder to the rear. Raised decking. Patio seating area. Timber garden shed. Outdoor tap.

Garage

16' 7" x 9' (5.05m x 2.74m)

Having up and over door. Power and lighting. Wall mounted gas boiler.



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welcome to

St. Marys Gardens, Cowbit Spalding

- THREE BEDROOM DETACHED HOUSE
- LOUNGE, DINING ROOM, KITCHEN & UTILITY
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH DECKING & PATIO
- EN SUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112964 - 0008

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