



Willow Court,Cowbit Spalding PE12 6GF

welcome to

Willow Court, Cowbit Spalding

Three bedroom semi-detached property, IMMACULATLY 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.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Willow Court, Cowbit Spalding

- IMMACULATLY 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 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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