



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

**welcome to**

**Willow Court, Cowbit Spalding**

VIEWING STRONGLY ADVISED TO APPRECIATE THIS IMMACULATELY PRESENT THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN THE SOUGHT AFTER LOCATION OF COWBIT! THE PROPERTY BENEFITS FROM OFF ROAD PARKING VIA PRIVATE DRIVEWAY AND SINGLE GARAGE. CALL OUR SPALDING TEAM TODAY TO ARRANGE YOUR VIEWING!





### **Entrance Hall Downstairs Wc**

UPVC Double glazed obscured window, toilet, sink & extractor fan.

### **Kitchen/Diner**

18' 4" x 14' 11" ( 5.59m x 4.55m )  
UPVC Double glazed window to the front and UPVC Double glazed french doors leading to the rear garden, Eye and base level units with work top over with inset down lighting and tiled splash backs, stainless steel sink drainer, Integrated Bosch oven with electric hob and extract hood. Space and plumbing for washing machine & tumble dryer, integrated fridge freezer, radiator, power sockets, inset spotlighting and laminate flooring.

### **Living Room**

16' 3" x 9' 7" ( 4.95m x 2.92m )  
UPVC Double glazed window to the front aspect, ceiling lights, radiator, power sockets, tv point and carpet flooring.

### **Landing**

Carpet flooring.

### **Bedroom One**

14' 7" x 11' 10" ( 4.45m x 3.61m )  
UPVC Double glazed windows, built in wardrobes, power sockets, ceiling light, radiator and carpet flooring.

### **En Suite**

8' 3" x 6' 10" ( 2.51m x 2.08m )  
UPVC Double glazed obscured window, shower cubicle, sink, toilet, inset spotlighting and stainless steel heated towel rail.

### **Bedroom Two**

9' 9" x 8' 7" ( 2.97m x 2.62m )  
UPVC Double glazed window, radiator, ceiling light, power sockets and carpet flooring.

### **Bedroom Three**

7' 1" x 6' 5" ( 2.16m x 1.96m )

UPVC Double glazed window, radiator, ceiling light, power sockets and carpet flooring.

### **Family Bathroom**

6' 5" x 6' 2" ( 1.96m x 1.88m )  
Paneled bath with shower over and glass shower screen with tiled splash back, sink, toilet, radiator, shaving point and ceiling light.

### **Single Garage**

18' 4" x 10' 5" ( 5.59m x 3.17m )

### **Exterior**

Fully enclosed low maintenance rear garden with large decking area, side gate leading to driveway and single garage.

### **Agents 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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## Willow Court, Cowbit Spalding

- THREE BEDROOM SEMI DETACHED HOUSE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- SPACIOUS KITCHEN DINER WITH INTEGRATED APPLIANCES
- SINGLE GARAGE & DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in the region of

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113218 - 0006

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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