

Willow Court, Cowbit, Spalding, PE12 6BU.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



Lounge



Bedroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<p>Most energy efficient - lower running costs</p> <p>95-100 <b>A</b></p> <p>81-94 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>95-100 <b>A</b></p> <p>81-94 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
		56			95
		B4			B5

Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached three bedroom home located in Cowbit.

Willow Court, Cowbit, Spalding, PE12 6BU.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE
- ALLOCATED PARKING TO REAR
- ENCLOSED REAR GARDEN

**£199,995**



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: S004

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, stairs leading to landing, door to:

**Lounge** 5.01m (16'5") max x 3.80m (12'6") max  
UPVC double glazed window to front, single radiator, open plan to:

**Kitchen/Diner** 4.86m (15'11") x 2.88m (9'5")  
Fitted with a matching range of base and eye level units with worktop space over, built-in bosch electric oven and grill with four ring electric hob, built-in bosch fridge, bosch freezer and bosch dishwasher, single radiator, ceiling spotlights, uPVC double glazed window to rear, double doors to rear garden.

**WC**  
Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, single radiator, tiled splashbacks.

## First Floor

**Landing**  
Built-in storage cupboard housing boiler, doors to:

**Bedroom 1** 2.97m (9'9") x 2.82m (9'3")  
UPVC double glazed window to front, door to:

**En-suite**  
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, built-in storage cupboard, uPVC frosted double glazed window to front.

**Bedroom 2** 2.87m (9'5") x 2.87m (9'5")  
UPVC double glazed window to rear, single radiator.

**Bedroom 3** 2.59m (8'6") x 1.87m (6'2")  
UPVC double glazed window to rear, door to:

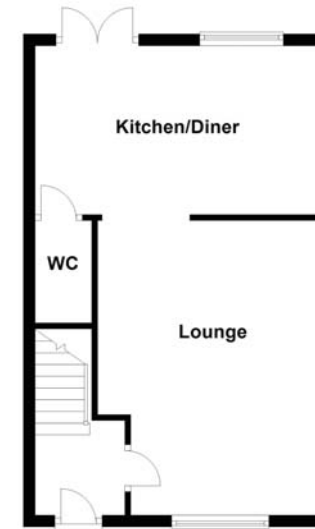
**Bathroom**  
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, heated towel rail, electric fan heater, uPVC frosted double glazed window to side.

**Outside**  
The front of the property is laid to chippings with lawn to the side, pathway leading to side gate into rear garden. Enclosed rear garden, mainly laid to lawn with a patio area and timber decking. Allocated parking to rear.

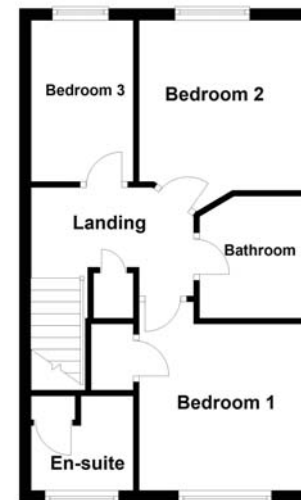
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -