

Willow Court, Cowbit, Spalding, PE12 6BU.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



Lounge



Bedroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>101-120 A</p> <p>81-100 B</p> <p>61-80 C</p> <p>41-60 D</p> <p>21-40 E</p> <p>1-20 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>101-100 A</p> <p>80-70 B</p> <p>60-50 C</p> <p>40-30 D</p> <p>20-10 E</p> <p>1-10 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC	56	England & Wales	EU Directive 2002/91/EC	95

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



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Ref: S004

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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:

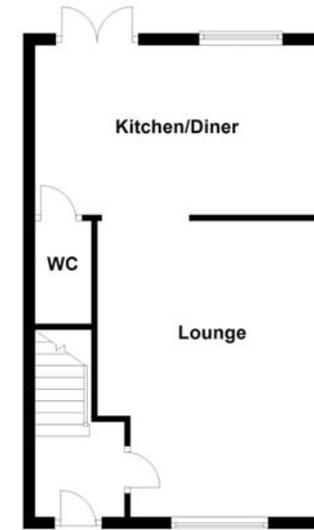
Bathroom
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, heated towel rail, electric fan heater, uPVC frosted double glazed window to side.

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.

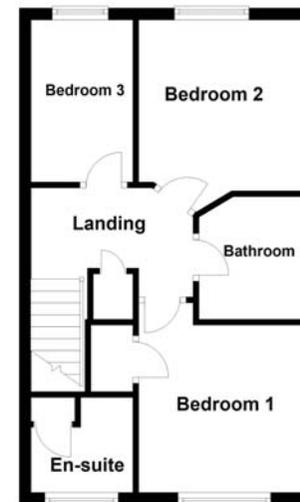
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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