

Cowbit Road, Spalding, Lincolnshire, PE11 2RD.



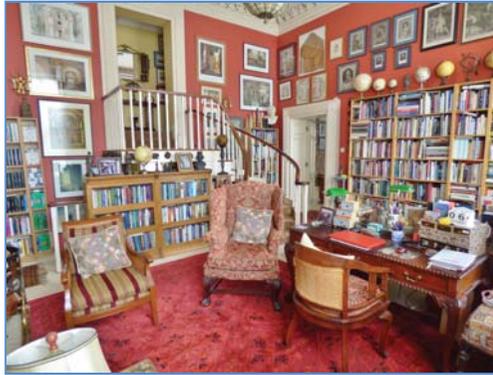
Kitchen/Breakfast Room



Dining Room



Drawing Room



Sitting Room/ Library



Enclosed Rear Garden



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.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents Ltd

FOR SALE



Grade II listed, four bedroom home in Spalding.

Cowbit Road, Spalding, Lincolnshire, PE11 2RD.

- GRADE II LISTED PROPERTY
- FOUR BEDROOMS
- CLOSE TO THE TOWN CENTRE
- GATED DRIVEWAY
- OVERLOOKING RIVER WELLAND

£565,000



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Ref: S040

www.harrisonroseproperty.com

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Ground Floor

Entrance Hall

Entrance door, two windows to side, radiator, steps to lobby, doors to:

Sitting Room/ Library 6.13m (20'1") x 6.05m (19'10")

Feature multi-fuel burner, three single radiators, high ceiling, elaborate coving to ceiling, stairs leading to first floor, further steps leading to lobby area, two windows to front, door leading to:

Drawing Room 6.13m (20'1") x 6.11m (20')

Bay window to front, feature gas fireplace, elaborate coving to ceiling, three radiators, TV point.

Kitchen/Breakfast Room 6.11m (20') x 4.26m (14') max

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, sink with mixer tap, integrated fridge and freezer, cooker, TV point, recessed lights, marble effect tiled flooring, exposed beams, three windows to rear, feature gas fireplace, door leading to cellar 6.11m (20') x 5.48m (18'), open plan to:

Dining Room 3.53m (11'7") x 3.40m (11'2")

Two windows to rear, tiled flooring, double doors to rear garden.

Utility 3.55m (11'8") x 3.09m (10'2")

Fitted base units with worktop space over, stainless steel sink with mixer tap, tiled flooring, window to side and rear, door to rear garden.

Cloakroom

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

First Floor

Landing

Single radiator, stairs leading to second floor landing, doors to:

Bedroom 1 5.70m (18'8") x 4.72m (15'6") max

Window to rear, double bedroom, radiator, door to:

En-suite

Fitted with a four piece suite comprising a bath with shower attachment, double sized shower enclosure, wash hand basin, and low-level WC, heated towel rail, shaver point and shaver light, tiled splashbacks, window to rear, open plan:

Bedroom 3 5.12m (16'10") x 2.93m (9'7")

Window to side and rear, coving to ceiling, radiator.

Second Floor

Upper Landing

Window to side, built-in storage cupboard housing gas boiler, steps down to bedroom four, doors to:

Bedroom 2 6.45m (21'2") x 5.90m (19'4")

Bay window to front, double bedroom, built-in wardrobes, two radiators, telephone and TV point, door to:

En-suite

Fitted with a three piece suite comprising, a shower enclosure, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, frosted window to rear.

Bedroom 4 5.06m (16'7") x 3.27m (10'9")

Window to side, radiator.

Bathroom

Fitted with a three piece suite comprising a corner bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, frosted window to rear.

Outside

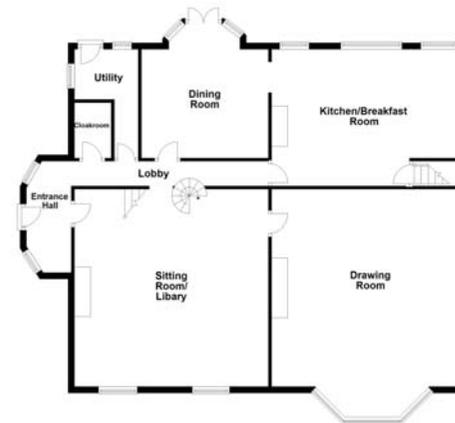
This Grade II listed property overlooks the River Welland. Pathway leading to front entrance door. The side of the property is enclosed via wrought iron gates allowing access to driveway and double garage.

Enclosed garden that lies to the east and north of the property, historical arched entrance, mainly laid to lawn with a small fruit orchard to the rear with apple and plumb species along with a mixture of shrubs, bushes and mature trees. Generously sized patio area allowing for seating and entertainment with double doors leading to dining room.

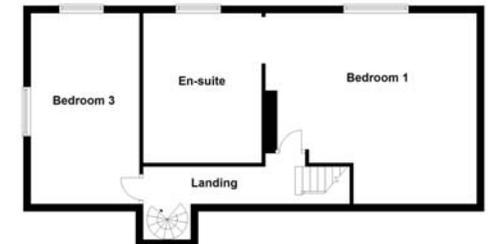
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- Call today to arrange your free valuation -

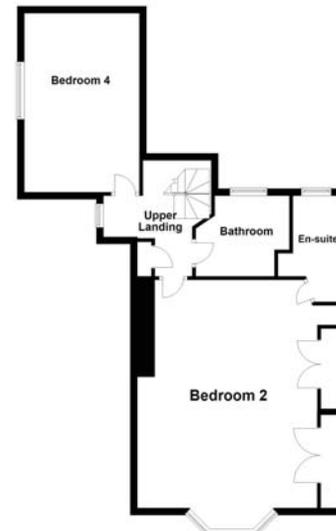
Ground Floor



First Floor



Second Floor



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