

Orchard Way, Cowbit, Nr Spalding, PE12 6XA.



Kitchen



Lounge



En-suite



Bedroom



Hallway



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

FOR SALE



Link-detached four bedroom family home in Cowbit.

Orchard Way, Cowbit, Nr Spalding, PE12 6XA.

- PROPERTY UNDER CONSTRUCTION
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

£297,500



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

Ref: S051

www.harrisonroseproperty.com

Ground Floor

Hall
Entrance door, built in storage cupboard, under floor heating, stairs leading to landing, uPVC double glazed window to front, doors to:

Lounge 6.62m (21'8") x 3.38m (11'1")
UPVC double glazed window to front, under floor heating, uPVC double doors to rear garden.

Kitchen/Diner 6.62m (21'8")max x 4.00m (13'2")max
Fitted with a matching range of base and eye level units with worktop space, sink with mixer tap, under cabinet lighting, built-in Neff oven and dishwasher, Neff microwave, Neff fridge freezer and Neff induction hob with extractor fan, underfloor heating, uPVC double glazed window to front, double door.

WC
Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, underfloor heating, uPVC frosted double glazed window to rear.

First Floor

Landing
Doors to:

Bedroom 1 3.77m (12'4") x 3.61m (11'10")
UPVC window to front, single radiator, door to:

En-suite
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, Heated towel rail, uPVC frosted double glazed window to front.

Bedroom 2 3.77m (12'4") x 2.98m (9'9")
UPVC double glazed window to front, single radiator.

Bedroom 3 3.61m (11'10") x 2.65m (8'8")
UPVC double glazed window to side, single radiator.

Bedroom 4 2.65m (8'8") x 2.08m (6'10")
UPVC double glazed window to rear, single radiator.

Bathroom
Fitted with a three piece suite comprising a bath with overhead shower, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear.

Outside
The front of the property is mainly laid to paved allowing for off road parking with driveway leading to garage via an up and over door. Enclosed rear garden, will be mainly laid to lawn with a patio area.

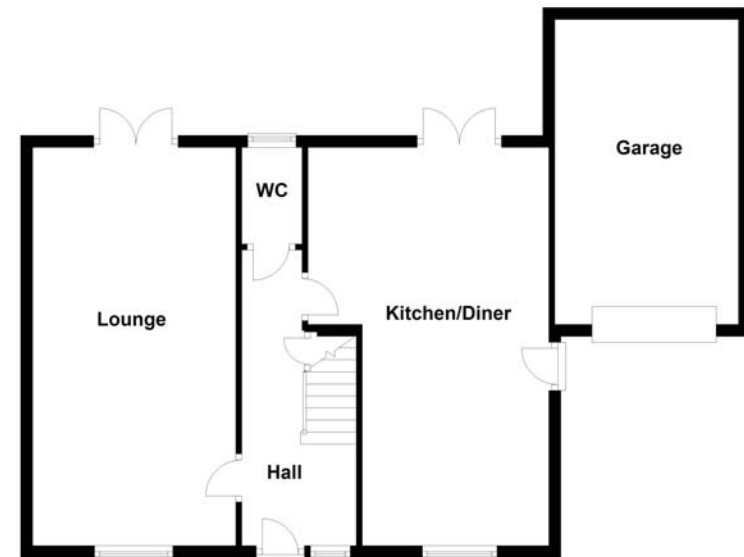
AGENTS NOTE: PROPERTY STILL UNDER CONSTRUCTION - DETAILS TAKEN FROM A SIMILAR STYLE PROPERTY. FLOOR PLAN IS MIRROR IMAGE AND MEASUREMENTS MAY DIFFER ONCE PROPERTY HAS COMPLETED.

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.

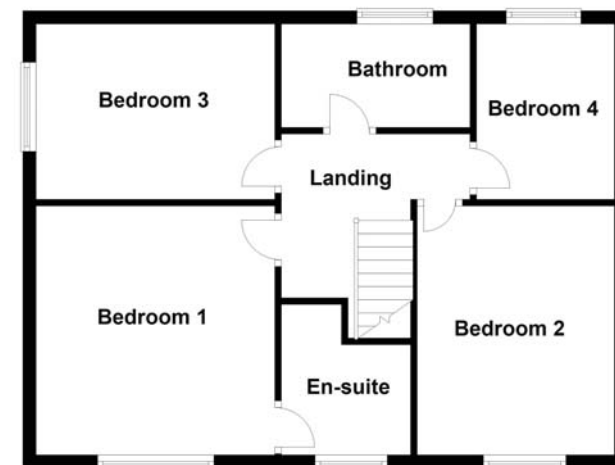
Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

- Call today to arrange your free valuation -

Ground Floor



First Floor



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