

## St Marys Gardens, Cowbit, Spalding, PE12 6XJ



Kitchen



Lounge



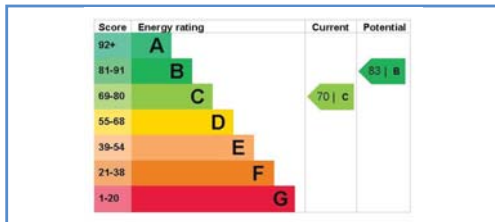
Bedroom One



Enclosed Rear Garden Aspect 1



Enclosed Rear Garden Aspect 2



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached three bedroom family home located in Cowbit.

St Marys Gardens, Cowbit, Spalding, PE12 6XJ

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£275,000**

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

Ref: S183

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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 is a trading name of Harrison Rose Spalding Ltd.

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82.

## Ground Floor

### Entrance Hall

UPVC double glazed window to front, oak flooring, stairs leading to landing, doors to:

### Lounge

5.46m (17'11") x 2.94m (9'8")  
UPVC double glazed window to front, log burner, double radiator, laminate flooring, coving to ceiling, sliding s to rear garden.

### Kitchen/Diner

5.46m (17'11") x 2.92m (9'7")  
Fitted with a matching range of base and eye level units, 1+1/2 bowl sink with mixer tap, built-in fridge and dishwasher, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear and front, door to:

### Utility

1.76m (5'9") x 1.62m (5'4")  
Fitted with eye level cupboards and worktop space, plumbing for washing machine and tumble dryer, tiled flooring, gas boiler, door to rear garden.

### WC

Fitted with a two piece suite comprising a low level WC and wash hand basin, oak flooring.

## First Floor

### Landing

UPVC double glazed window to rear, built-in storage cupboard, doors to:

### Bedroom 1

5.36m (17'7")max x 3.02m (9'11")max  
UPVC double glazed window to front, radiator, coving to ceiling, door to:

### En-suite

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

### Bedroom 2

2.75m (9') x 2.65m (8'8")  
UPVC double glazed window to front, coving to ceiling, radiator.

### Bedroom 3

2.65m (8'8") x 2.51m (8'3")  
UPVC double glazed window to rear, coving ceiling, radiator.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, tiled flooring, uPVC double glazed window to front.

### Outside

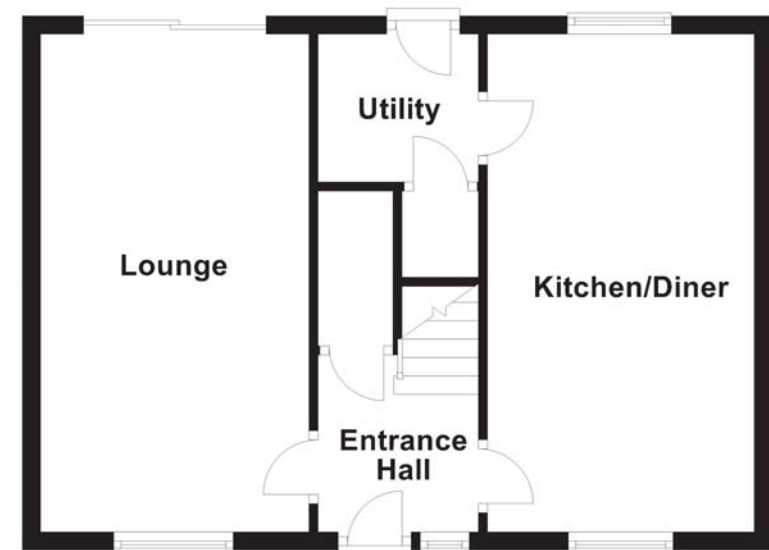
The front of the property is mainly laid to gravel allowing for ample off road parking, leading to garage via an up and over door, side gate. Enclosed rear garden, mainly laid to lawn with a patio area, external lighting, a mixture of bushes to border, external door to garage.

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.

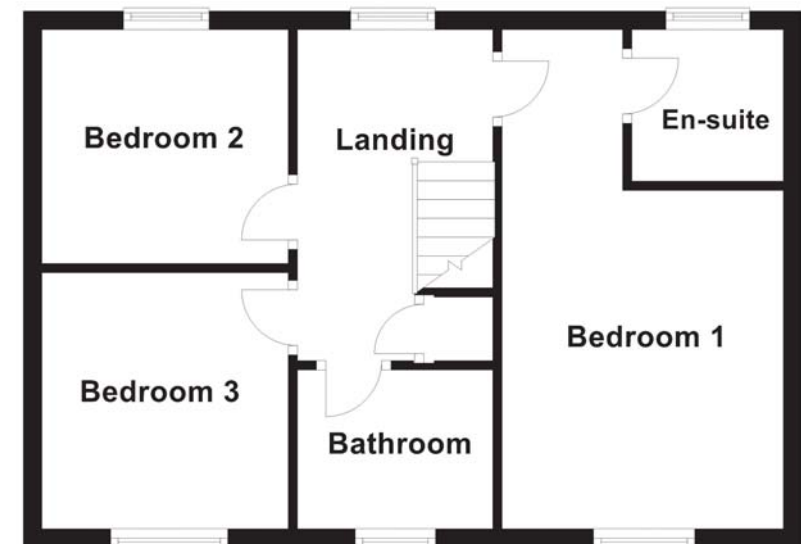
Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.  
Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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