

Cowbit Road, Spalding, Lincolnshire, PE11 2RD.



Lounge



Kitchen



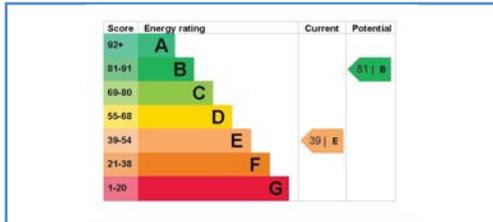
Sitting Room



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Semi-detached five bedroom family home in Spalding.

Cowbit Road, Spalding, Lincolnshire, PE11 2RD.

- SEMI-DETACHED PERIOD PROPERTY
- FIVE BEDROOMS
- EN-SUITE
- RIVER VIEWS TO THE FRONT
- GENEROUSLY SIZED REAR GARDEN

£349,950

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.

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Ref: S192

www.harrisonroseproperty.com

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Basement

Cellar 5.16m (16'11")max x 4.33m (14'2")

Ground Floor

Hall

Stairs leading to landing, stairs leading down to basement, doors to:

Sitting Room 4.29m (14'1") x 3.92m (12'10")

UPVC double glazed bay window to front, feature gas fireplace, radiator.

Lounge 4.36m (14'4") x 3.95m (12'11")

UPVC double glazed bay window to front, feature open fireplace, radiator.

Office 4.05m (14'1") x 1.94m (6'4")

Window to rear, radiator, tiled flooring.

Kitchen/Diner 5.04m (16'6") max x 3.98m (13')

Fitted with a matching range of base and eye level units with solid wood worktop space over, sink with mixer tap, space for cooker, tiled flooring, built-in storage cupboard, access to boiler, double radiator, uPVC double glazed window to side, door to:

Inner Hallway

Door to rear garden, doors to:

Utility 2.48m (8'2") x 2.17m (7'2")

Fitted with a matching range of base units with worktop space over, sink with mixer tap, space for washing machine, tiled walls.

WC

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

First Floor

Landing

Stairs leading to second floor, doors to:

Bedroom 1 4.29m (14'1") x 3.92m (12'10")

UPVC double glazed window to front, feature fireplace, two radiators, door to:

En-suite

Fitted with a three piece suite comprising a shower enclosure, low level WC and pedestal wash hand basin, tiled surround.

Bedroom 2 4.21m (13'10") max x 4.16m (13'8")

UPVC double glazed window to front, feature fireplace, two storage cupboards.

Bedroom 3 4.05m (13'3") x 2.78m (9'2")

UPVC double glazed window to side, radiator.

Bathroom

Fitted with a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, uPVC frosted double glazed window to side.

Second Floor

Landing

Door to:

Bedroom 4 4.09m (13'5")max x 4.02m (13'2")max

UPVC double glazed window to front, double radiator.

Bedroom 5 4.13m (13'7") x 4.02m (13'2")

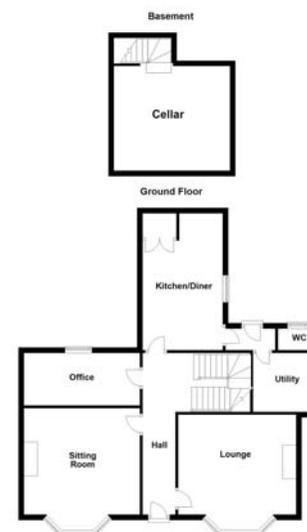
UPVC double glazed window to front, double radiator.

Outside

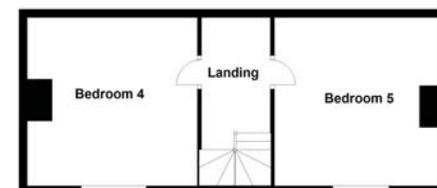
The front of the property has a mixture of shrubs and bushes to the front with a pathway leading to front entrance door, driveway to the side allowing for off road parking with double gates leading to rear garden. Generously sized enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

- Call today to arrange your free valuation -

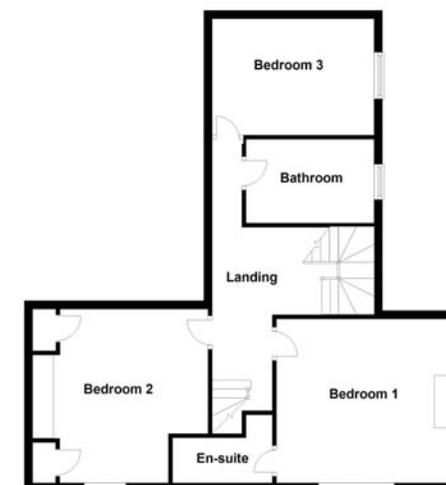
Ground Floor



Second Floor



First Floor



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

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