



Barrier Bank,Cowbit Spalding PE12 6AL

welcome to

Barrier Bank, Cowbit Spalding

***DON'T MISS OUT - VIEWING ESSENTIAL!* SPACIOUS 2 BEDROOM DETACHED BUNGALOW SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF COWBIT.**



Entrance Hall

Double glazed door to the front aspect leads into the property.

Laminate flooring, two storage cupboards.

Lounge

17' 7" x 11' 7" (5.36m x 3.53m)

Recently re-decorated lounge comprising of a feature gas fireplace, laminate flooring, radiator and TV point.

Double glazed window to the front aspect.

Dining Room

11' 8" x 12' 2" (3.56m x 3.71m)

Laminate flooring, space for an American style fridge/freezer.

Double glazed sliding doors lead into the Conservatory.

Kitchen

13' 9" x 9' 7" (4.19m x 2.92m)

Fitted kitchen comprising of wall and base units with worksurfaces over, toughened glass splashback, one and a half bowl sink/drain, electric range oven with grill and gas hob, space for washing machine, integral dishwasher, spotlights, tiled flooring.

Opening into: Dining Room

Conservatory

9' 7" x 9' 1" (2.92m x 2.77m)

Power points.

Double glazed patio doors to the rear aspect.

Bedroom One

19' 8" x 10' 1" (5.99m x 3.07m)

Carpeted flooring, radiator

Double glazed window to the front aspect.

En-Suite

Three piece suite comprising of a shower cubicle comprising of paneled walls, wash hand basin with vanity unit and WC. Partly tiled, spotlights, radiator, mirrored wall unit.

Double glazed window to the side aspect.

Bedroom Two

Fitted wardrobe, laminate flooring and radiator

Double glazed window to the side aspect.

Bathroom

Three piece suite comprising of a bath with shower attachment, semi-pedestal wash hand basin with built in bidet attachment and WC. Partly tiled, spotlights, vinyl flooring.

Double glazed window to the side aspect.

Exterior

Large driveway providing ample off-road parking for multiple vehicles, caravan plug in point, outdoor lighting box.

Rear Garden:

Enclosed low maintenance garden comprising of an outside tap, waterproof electric power points, greenhouse, garden shed and lean-to shed.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Barrier Bank, Cowbit Spalding

- TWO BEDROOM DETACHED BUNGALOW
- SPACIOUS, WELL-PRESENTED INTERIOR
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- AMPLE OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111325 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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