



16 Milfoil Lane, Cowbit, Spalding PE12 6XF

£335,000



*** VILLAGE LOCATION WITH NO ONWARD CHAIN *** Tucked away within a private enclave of just six residences, this impressive detached home boasts four double bedrooms and a well-designed layout perfect for family living. The ground floor offers a welcoming entrance hall, a bright and spacious lounge with bay window, a dining room and kitchen/breakfast room both opening to the garden via French doors, as well as a utility room and downstairs cloakroom. Upstairs, a generous landing leads to four double bedrooms, including a principal with en-suite, and a four piece family bathroom. Outside, the property benefits from an integral garage, ample off road parking, and a private enclosed garden. EPC Energy Rating D / Council Tax Band D.

COWBIT

Superbly positioned in the charming Lincolnshire village of Cowbit, this property enjoys a peaceful setting with a primary school, village shop, church, and public bus stop all within walking distance. Cowbit is just a short drive from the market town of Spalding, the historic town of Crowland, and the Cathedral City of Peterborough. Peterborough provides excellent shopping, leisure, and cultural facilities, along with direct rail links to London King's Cross in just over 40 minutes.

DOOR WITH SIDE PANEL

ENTRANCE HALL

Radiator, laminate floor, stairs to first floor accommodation with cupboard under.

LOUNGE

4.51m not including bay window x 3.53m (14' 10" x 11' 7") (Approx) Feature fireplace, coving to ceiling and two radiators. Bay window to the front.

DINING ROOM

3.62m x 2.88m (11' 11" x 9' 5") (Approx) Radiator, coving to ceiling. French doors to the garden.

KITCHEN / BREAKFAST ROOM

3.60m x 3.54m (11' 10" x 11' 7") (Approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with tiled splashbacks. Oven, gas hob with extractor fan over. Space for undercounter fridge and freezer. Tiled flooring, coving to ceiling, inset spotlights. French doors with panels plus windows to either side. Door to:

UTILITY ROOM

Work top with space and plumbing under for washing machine and tumble dryer. Shelving and cupboard above. Radiator, tiled flooring. Door to garden. Door to:

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising corner wash hand basin and WC. Coving to ceiling, tiled flooring and radiator. Window to the side.

GALLERIED LANDING

Loft access, coving to ceiling and airing cupboard. Window to the side.

PRINCIPAL BEDROOM

4.30m max, 3.94m min x 3.54m (14' 1", 12' 11" x 11' 7") (Approx) Window to the front. Radiator, coving to ceiling.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Radiator, inset spotlights, laminate flooring, coving to ceiling. Window to the side.

BEDROOM TWO

3.87m x 2.75m (12' 8" x 9' 0") (Approx) Window to the front, Radiator, coving to ceiling.

BEDROOM THREE

3.03m x 2.87m (9' 11" x 9' 5") (Approx) Window to rear. Radiator, coving to ceiling.

BEDROOM FOUR

3.04m x 2.78m (10' 0" x 9' 1") (Approx) Window to rear. Radiator, coving to ceiling.

BATHROOM

Fitted with a four piece suite comprising shower cubicle, bath, wash hand basin and WC. Tiled floor, half tiled walls, inset spotlights, coving to ceiling and radiator.

OUTSIDE

To the front, a path leads to the front door, laid to lawn, and gravel driveway.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the front.

GARAGE

Integral single garage. Up and over door, light and power connected.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

