



## 2 Cowbit Road, Spalding, PE11 2RD

**£300,000**

- Character and charm
- Five bedrooms
- Prestigious road of Spalding
- River views
- Spacious living space
- Two bathrooms
- Three reception rooms
- Must view to be appreciated

A property that oozes character and charm from the moment you arrive.

Situated on the river along one of Spalding's most prestigious roads, this truly unique home is as impressive inside as it is outside.

Step through the door and you are immediately greeted by a sense of quirkiness and individuality that sets this property apart. Offering generous and versatile living accommodation, the house boasts three spacious reception rooms and five well-proportioned bedrooms arranged over two floors.

Neutrally decorated throughout, the home provides a perfect blank canvas while still offering warmth, space, and character in abundance.

Early viewing is highly recommended—book your viewing today to fully appreciate all this exceptional home has to offer.

### Entrance Hall



Wooden entrance door to front. Stairs leading to landing, stairs leading down to cellar. Wooden flooring.

### Lounge 13'0" x 14'4" (3.98m x 4.38m)



UPVC double glazed bay window to front. Feature open fireplace with surround. Radiator. Wooden flooring.

### Dining Room 13'0" x 14'0" (3.98m x 4.29m)



UPVC double glazed bay window to front. Feature gas fireplace with surround. Radiator. Wooden flooring.

### Study 6'2" x 13'2" (1.89m x 4.02m)



Window to rear. Radiator. Tiled flooring.

### Kitchen/Dining Room 16'6" x 13'0" (5.04m x 3.97m)



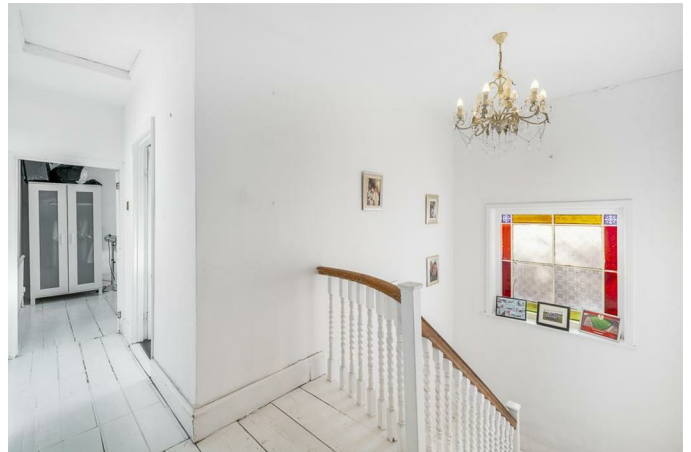
UPVC window to side. Fitted with a matching range of base and eye level units with solid wood worktop space over. Sink with mixer tap. Space for cooker with extractor hood over. Tiled flooring. Built-in storage cupboard. Radiator. Inset wood burner.

**Cloakroom**

Fitted with a two piece suite comprising a toilet and pedestal wash hand basin. Tiled walls.

**Utility Room 7'1" x 8'2" (2.16m x 2.50m)**

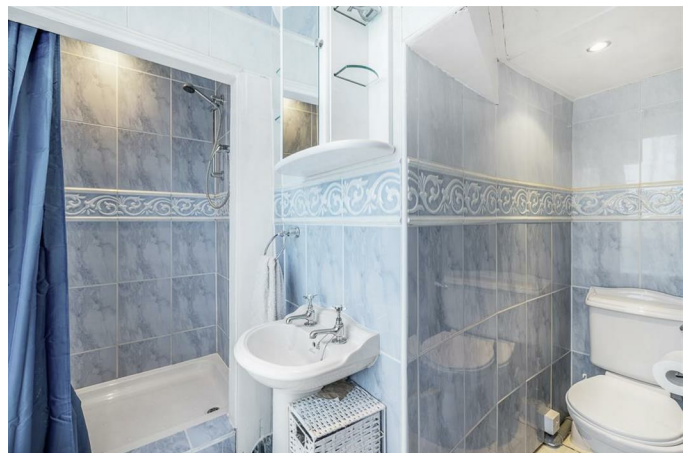
Window to side. Fitted with a matching range of base units with worktop space over. Sink with mixer tap. Space for washing machine and tumble dryer. Space for American style fridge/freezer. Tiled walls.

**First Floor Landing 6'6" x 13'0" (2.00m x 3.97m)**

Stairs leading to second floor landing. Doors to bedrooms and bathroom. Wooden flooring.

**Bedroom 1 13'0" x 13'10" (3.97m x 4.24m)**

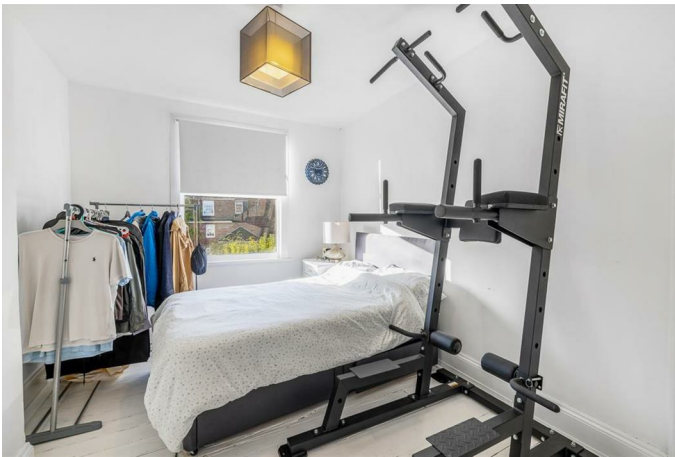
UPVC double glazed window to front. Feature fireplace with surround. Two radiators. Wooden flooring. Door to en-suite.

**En-suite**

Fitted with a three piece suite comprising a shower enclosure. Toilet and pedestal wash hand basin. Tiled walls. Tiled flooring.

**Bedroom 2 13'0" x 14'0" (3.98m x 4.29m)**

UPVC double glazed window to front. Feature fireplace with surround. Two storage cupboards. Wooden flooring.

**Bedroom 3 9'2" x 13'4" (2.80m x 4.07m)**

UPVC double glazed window to side. Radiator. Wooden flooring.

**Bathroom 6'11" x 10'0" (2.11m x 3.05m)**

UPVC window to side. Fitted with a four piece suite comprising a bath. Shower enclosure. Pedestal wash hand basin and toilet. Heated towel rail. Tiled flooring.

**Second Floor Landing 13'3" x 5'2" (4.05m x 1.60m)**

Doors to bedrooms. Wooden flooring.

**Bedroom 4 13'4" x 13'6" (4.08m x 4.13m )**

UPVC double glazed window to front. Double radiator. Wooden flooring.

**Bedroom 5 13'1" x 13'3" (4.00m x 4.06m)**

UPVC double glazed window to front. Double radiator. Wooden flooring.

**Cellar 12'8" x 14'2" (3.86m x 4.32m)****Outside**

The front of the property has a mixture of shrubs and bushes to the front with a pathway leading to front entrance door.

There is a driveway to the side allowing for off road parking with double gates leading to rear garden.

The rear garden is enclosed and mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2RD

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built 1878

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

#### **Referral & Fee Disclosure**

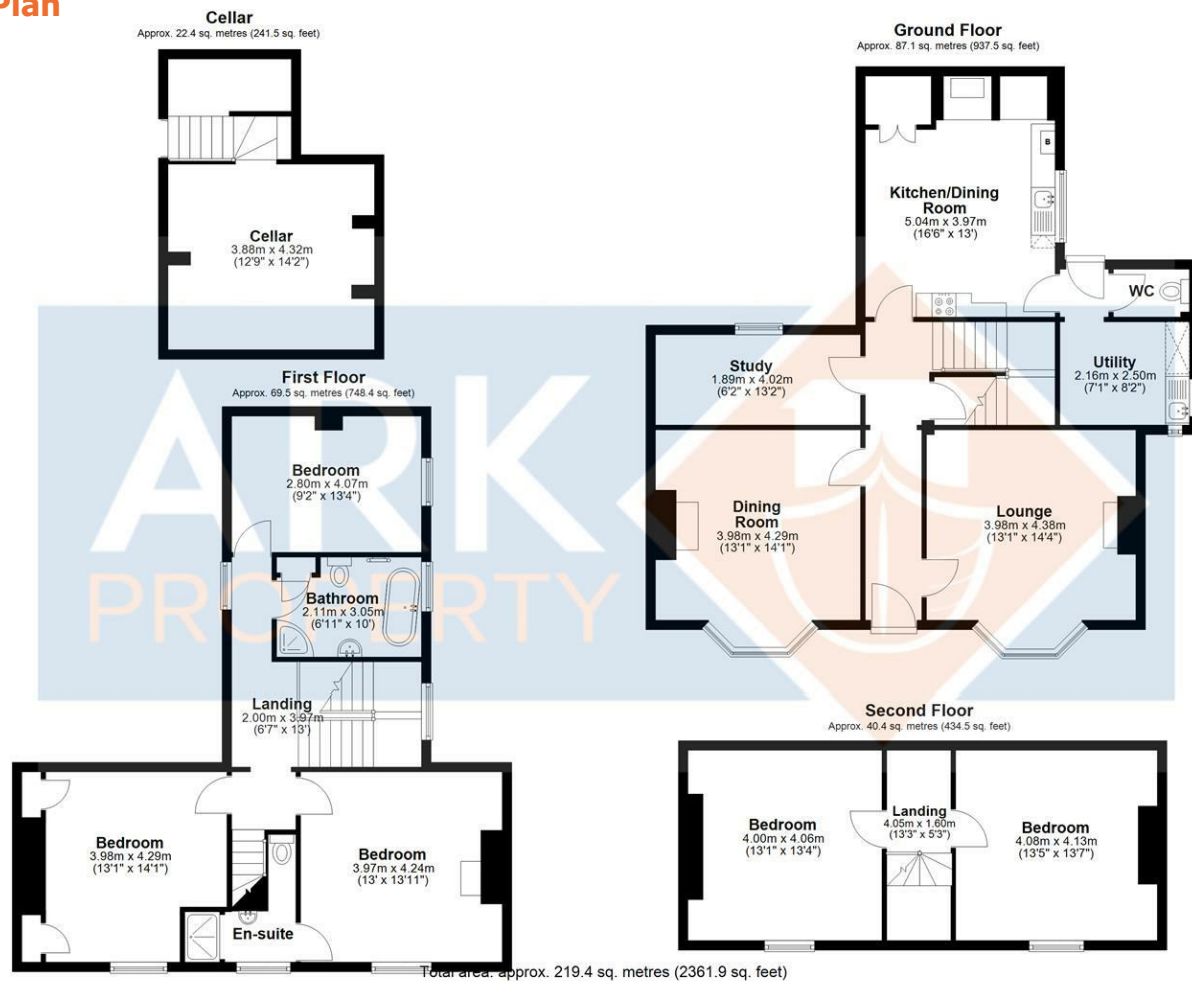
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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