ARK PROPERTY

Plot 2 Mill Drove South, Cowbit, PE12 6FS

£425,000

- Brand New Build
- Four bedrooms
- Three reception rooms
- Open plan kitchen and family room
- Ideal family home
- Viewing recommended

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Nestled in the village of Cowbit, is this fantastic opportunity to acquire a stunning one of four brand new detached four-bedroom homes. This impressive property boasts three spacious reception rooms including an open-plan kitchen and family room with bi-fold doors overlooking the garden, designed for modern living and offering versatile space for both relaxing and entertaining. Upstairs, four well-proportioned bedrooms offer a comfortable retreat for family members or guests, ensuring privacy and space for everyone.
Set in a peaceful location, the home is ideal for families or professionals seeking a village lifestyle, close to the market town of Spalding and benefiting from good transport links to Peterborough and the A1.
Finished to a high standard with contemporary design, this property combines style, comfort, and practicality. Don't miss the chance to make this exceptional house your new home.

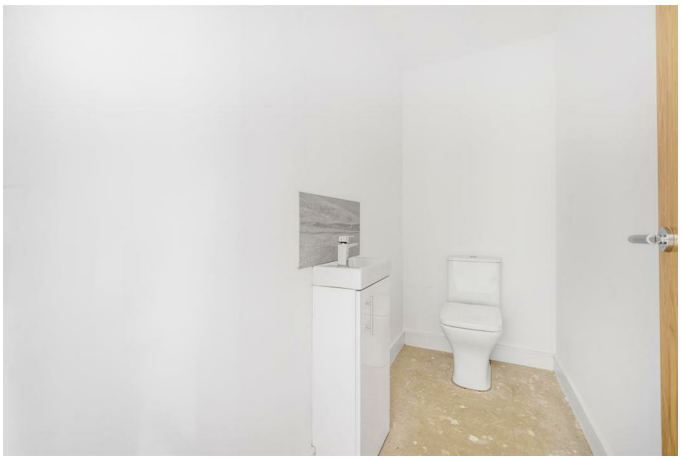
Entrance Hall

Composite door to front with full height glazed side panels. Stairs to first floor.

Study 9'9" x 8'11" (2.99m x 2.72m)

UPVC window to front aspect.

Cloakroom



Toilet. Wash hand basin. Extractor fan.

Living Area 13'10" x 9'1" (4.24m x 2.77m)

UPVC window to front aspect.

Kitchen 19'1" x 11'3" (5.83m x 3.43m)

Open place kitchen family room area. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Built in Cold Sense Integrated 70/30 Fridge Freezer, Integrated AirDry Dishwasher, Cold Sense Integrated 70/30 Fridge Freezer, Multifunction AirFry Oven with Aqua Clean, MWO Combi Microwave and Built-in Oven - Induction 4 zone induction hob, Extraction Tech Cooker Hood

Family Area 19'3" x 13'0" (5.87m x 3.98m)

Open plan to kitchen area. With Bi-fold doors to the rear aspect. Double UPVC windows to side aspect.

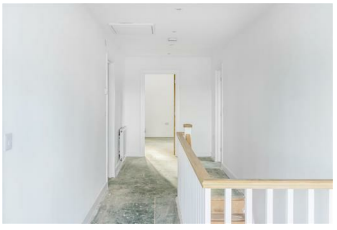
Utility Room

Base units with work surface over within sink and mixer tap. Built in space and plumbing for washing machine and tumble dryer.

Pantry

Walk in pantry with shelving space.

First Floor Galleried Landing

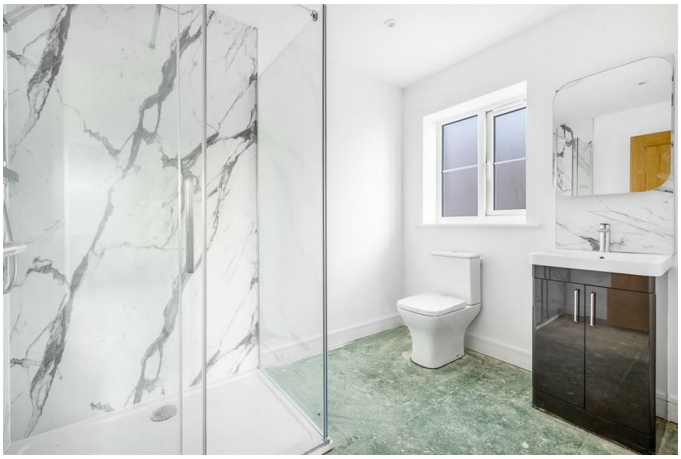


Full sized feature UPVC picture window to front.

Master Bedroom 19'3" x 13'0" (5.87m x 3.98m)

Two UPVC windows to rear elevation. Door leading to;

En-suite 5'9" (1.76m)



UPVC window to side elevation. Shower cubicle with shower. Toilet. Wash hand basin. Heated towel rail. Partially tiled walls. Extractor fan.

Bedroom 2 12'9" x 9'1" (3.90m x 2.77m)

UPVC window to front elevation

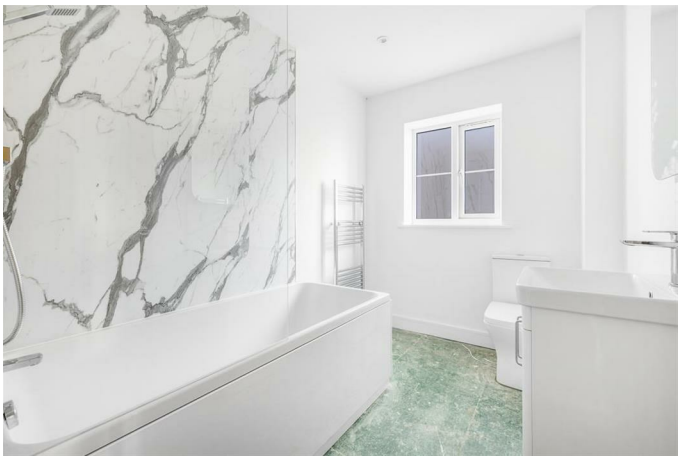
Bedroom 3 12'9" x 9'2" (3.90m x 2.81m)

UPVC window to front elevation

Bedroom 4 12'6" x 9'2" (3.83m x 2.81m)

UPVC windows to side elevation

Bathroom 6'5" (1.98m)



UPVC window to side. Bath with mixer taps and shower attachment over. Separate shower cubicle with shower attachment over. Wash hand basin. Toilet. Extractor fan. Partially tiled walls.

Outside

Rear: Lawn area. Patio area. Outside tap. Outside lighting.

Property Postcode

For location purposes the postcode of this property is: PE12 6FS

Additional Information

Under floor heating to the ground floor.
This property is covered by ICW warranty. www.i-c-w.co.uk/
Please note as with most new build reservations a fee of £1,000 will be required at point of reservation and it goes towards the final purchase price.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: Newbuild - not rated yet
Property construction: Brick built
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating, Underfloor heating to downstairs.
Heating features: No
Broadband: As stated by Ofcom, Standard and Superfast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Likely 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 - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater This location is outside of a groundwater flood alert area. Reservoirs - This location is outside of a groundwater flood alert 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.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

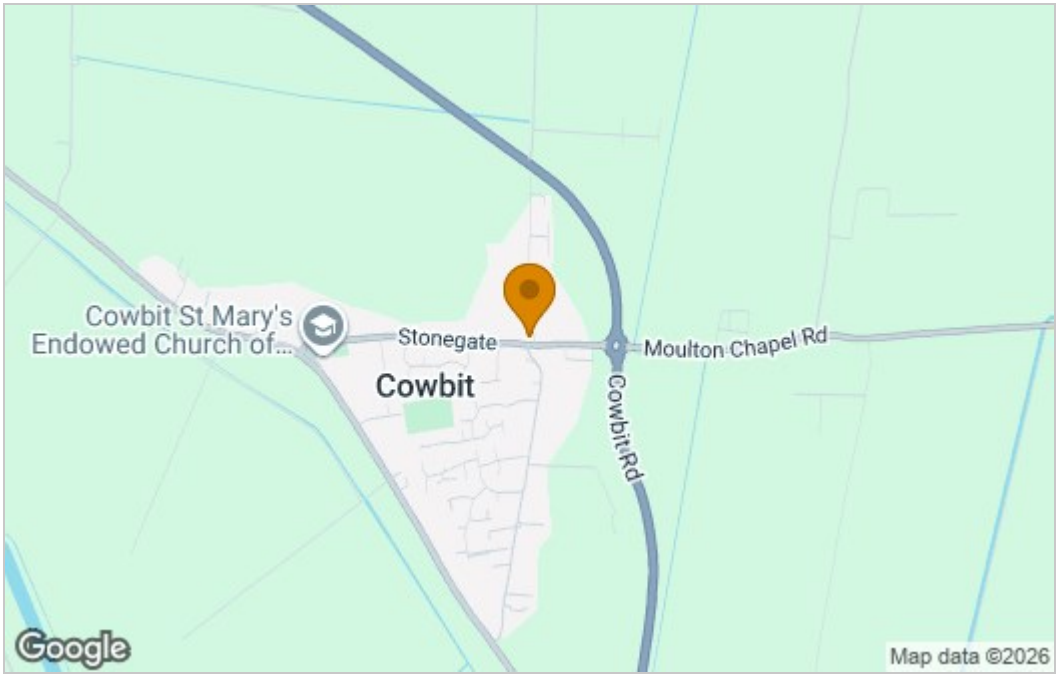
Floor Plan

Ground Floor **First Floor**

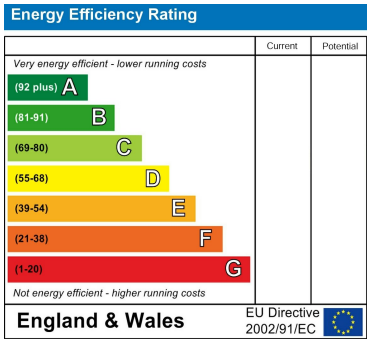
Gross Internal Floor Area : 174.07 m2 ... 1873.67 ft2

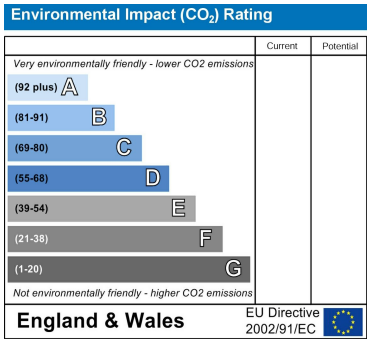
This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Area Map



Energy Efficiency Graph





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