



## **78 Stonegate, Cowbit, PE12 6AH**

**£210,000**

- Detached two-bedroom bungalow in the popular village of Cowbit
- Well-presented throughout and ready to move into
- Mains gas central heating and mains drainage
- Front and rear gardens
- Detached garage to the rear providing secure parking or storage
- No onward chain.

This well-presented two-bedroom detached bungalow in the popular village of Cowbit offers comfortable living with the added convenience of no onward chain. The property benefits from mains gas central heating, double-glazed windows, and a detached garage to the rear. Situated in a desirable location, this home is ideal for those seeking a peaceful setting with easy access to local amenities. Early viewing is recommended!

**Entrance Hall 4'9" x 8'5" (1.47m x 2.58m)**



Wooden glazed entrance door with glazed side panel to front. Coving to ceiling. Laminate flooring. Radiator. Airing cupboard.

**Lounge 15'3" x 18'5" (4.67m x 5.63m)**



UPVC double glazed window to front and box bay window to side. Two radiators. Coving to ceiling.



**Kitchen 11'5" x 9'1" (3.48m x 2.78m)**



UPVC double glazed window to rear. Wooden door to rear. Matching range of base and eye level units with roll edge work surfaces over. Four ring gas hob with extractor over. Electric oven and grill under. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap over. Space for fridge. Refitted mains gas combination boiler (2025).



**Bedroom 1 12'11" x 9'1" (3.95m x 2.78m)**



UPVC double glazed window to side. Coving to ceiling. Radiator.

**Bedroom 2 9'8" x 9'0" (2.96m x 2.75m)**



UPVC double glazed window to side. Coving to ceiling. Radiator.

**Bathroom 7'0" x 5'7" (2.14m x 1.72m)**



UPVC double glazed window to front. Coving to ceiling. Extractor fan. Laminate flooring. Chrome heated towel rail. Panelled bath with chrome mixer taps and electric shower over. Close couple toilet with push button flush. Pedestal wash hand basin.

### **Outside**

Front: Lawn area with pathway leading to the front entrance door.

Rear: Five bar gate leading to gravel driveway with parking for several vehicles.



### **Garage 18'0" x 10'2" (5.50m x 3.10m)**

Vehicular door. Power and light connected.

### **Property Postcode**

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

### **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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 but None over 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 and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: Shared access with Marshall Drive.

Flood risk: Surface water - very low. Rivers and the sea - very low. 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: D64

### **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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

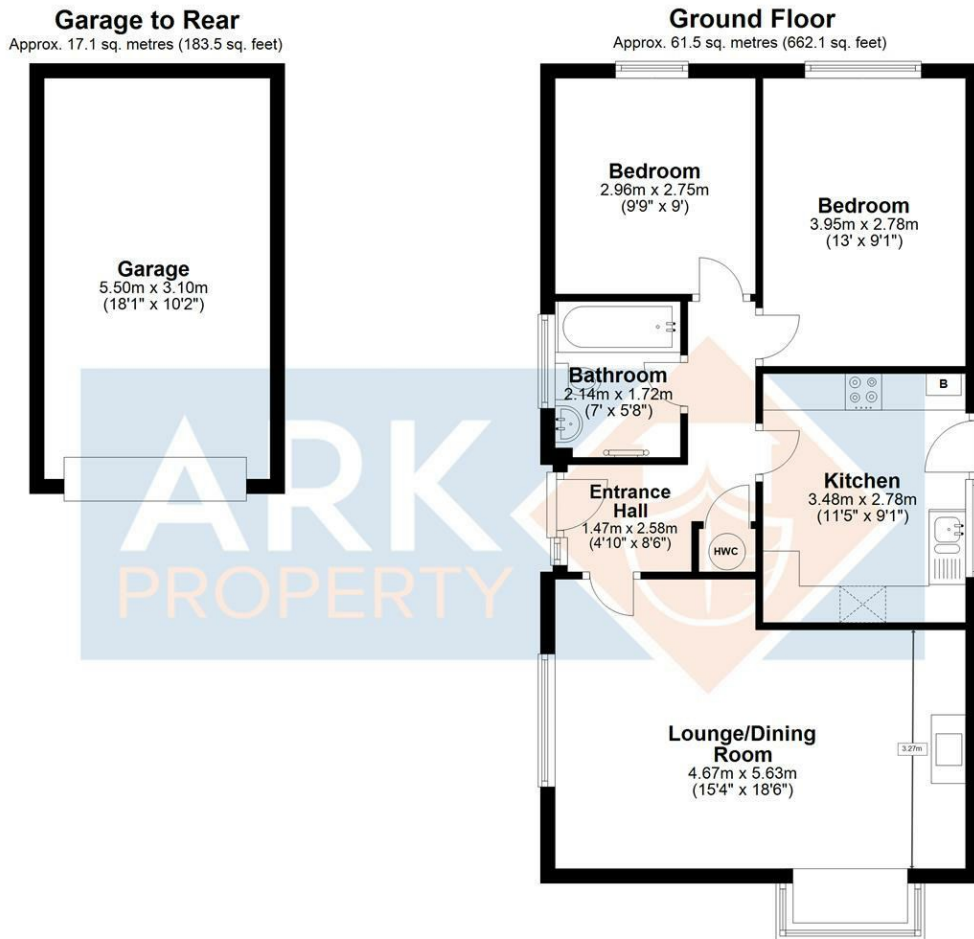
### **Disclaimer**

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.



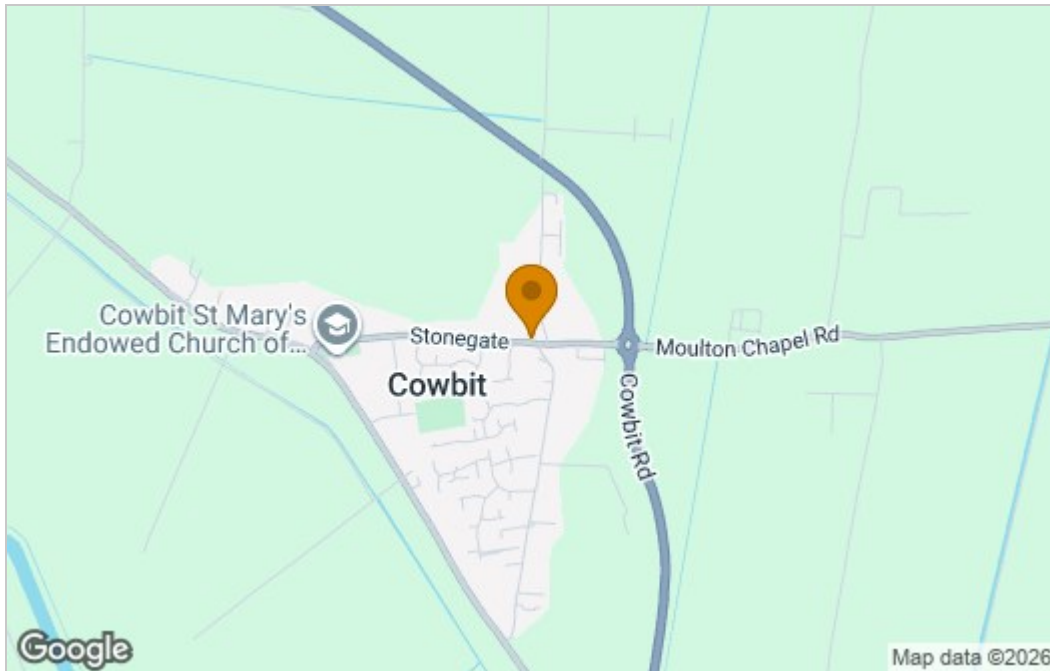
## Floor Plan



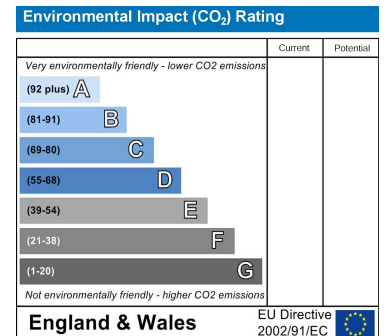
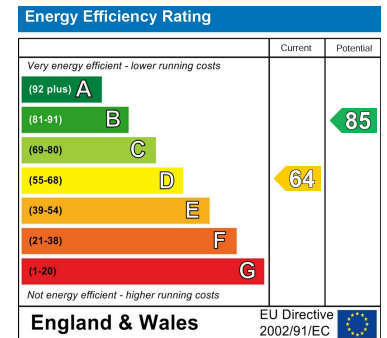
Total area: approx. 78.6 sq. metres (845.6 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

