



Plot 5 Pearson Close Development, Cowbit, PE12 6AL

£350,000

- Stunning new 3-bedroom home in the village of Cowbit
- Built by reputable local developer Scenic Homes
- Open field views to the front
- High-spec kitchen with integrated appliances
- Spacious and modern layout, ideal for family living
- Finished to a high standard
- Double garage and off road parking
- Viewing is highly advised

A beautifully built new 3-bedroom home in the highly desirable village of Cowbit, built by Scenic Homes, renowned locally for their exceptional quality and attention to detail.

Inside, you will find a generously sized, high-specification kitchen complete with integrated appliances, including a dishwasher, single oven, and fridge freezer—ideal for modern family living and entertaining. The home also benefits from a double garage with an additional store room, providing valuable extra space.

Entrance Hallway



Entrance door to front aspect with glazed side panels. Stairs to first floor landing. LVT flooring.

Lounge 19'5" x 11'4" (5.94 x 3.46)



Upvc window to front and rear aspect. Carpeted. Multi media point. Underfloor heating.

Kitchen 19'5" x 11'2" (5.94 x 3.42)



Upvc window to front aspect. Bi-fold doors opening to the rear garden. LVT flooring. Underfloor heating. Base and wall units with work surface over. Sink unit with drainer and mixer tap. Bosch induction hob with extractor fan over. Integrated fridge freezer. Integrated dishwasher. Spot lighting.



Utility Room 5'10" x 7'7" (1.80 x 2.32)

Glazed door to the rear aspect. Worksurface with space beneath for washing machine and tumble dryer. LVT flooring. Underfloor heating.

Cloakroom

Toilet. Wash hand basin.

First Floor Landing 13'4" x 7'7" (4.08 x 2.32)



Upvc window to rear elevation. Carpeted. Spot lighting.

Bedroom One 13'11" x 11'3" (4.26 x 3.45)



Upvc window to front elevation. Carpeted. Radiator.

En-Suite 5'2" x 11'3" (1.58 x 3.45)



Upvc window to front elevation. Tiled flooring. Part tiled walls. Wash hand basin set in vanity unit. Toilet. Shower cubicle with shower over. Extractor fan. Wall mounted mirror. Heated towel rail.

Bedroom Two 10'3" x 11'3" (3.14 x 3.43)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 8'10" x 11'3" (2.71 x 3.43)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom 5'8" x 7'7" (1.75 x 2.32)



Upvc window to front elevation. Tiled flooring. Part tiled walls. Bath with shower over. Wash hand basin set in vanity unit. Toilet. Wall mounted mirror.

Exterior



The front of the property has a path leading to the front door, which extends round to a side gate giving access to the rear garden. Double garage with off road parking in front.

The rear garden is enclosed by timber fencing with a paved patio seating area ideal for entertaining.

Double Garage 16'8" x 19'8" (5.10 x 6.00)

Property Postcode

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

Additional Information

PLEASE NOTE:

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

The property is being sold with a 10-year structural warranty, covered by a CMLC Warranty PCC Certificate.

Verified Material Information

Tenure: Freehold

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast 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 Variable over Voice and Data. Vodafone is Variable over Voice and Data.

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

Parking: Driveway and Double Garage

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

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

Energy Performance rating: TBC

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

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

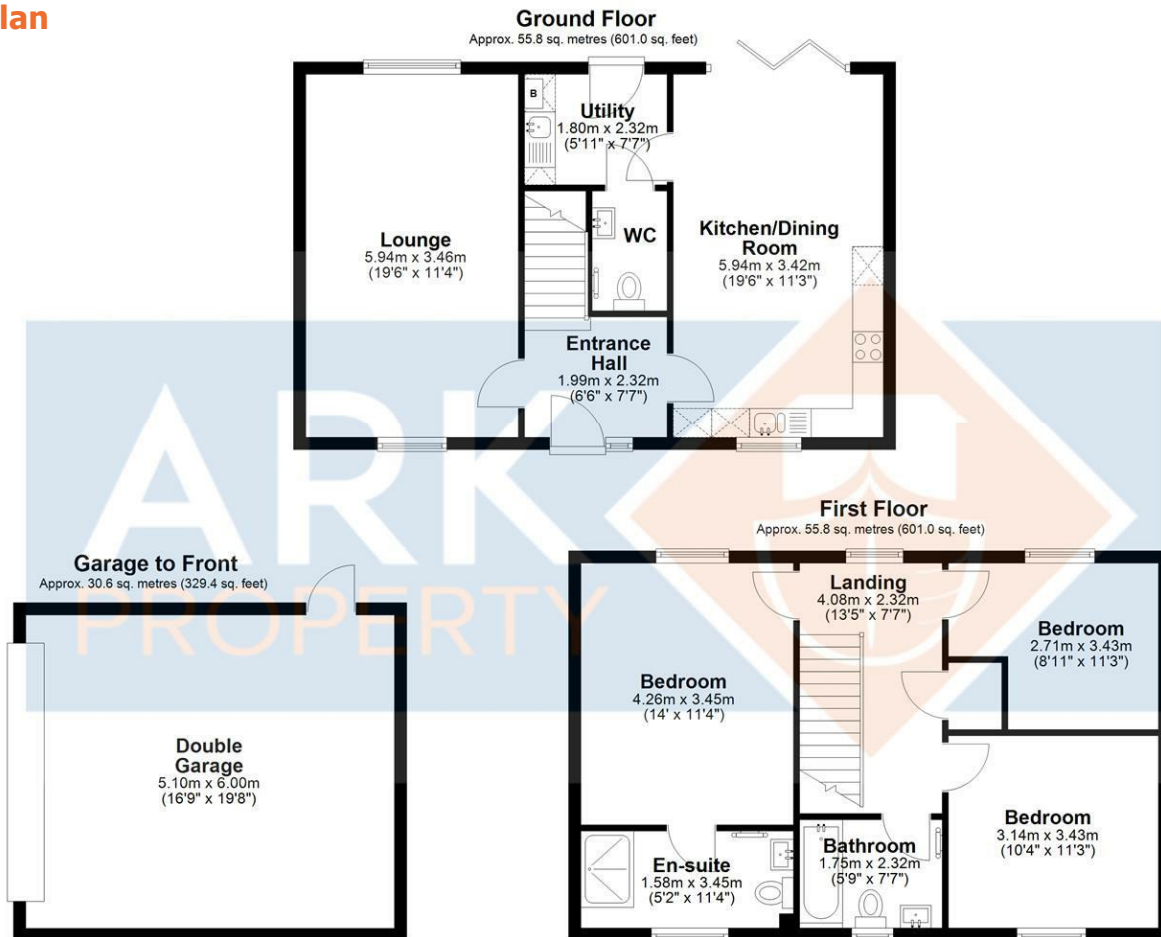
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

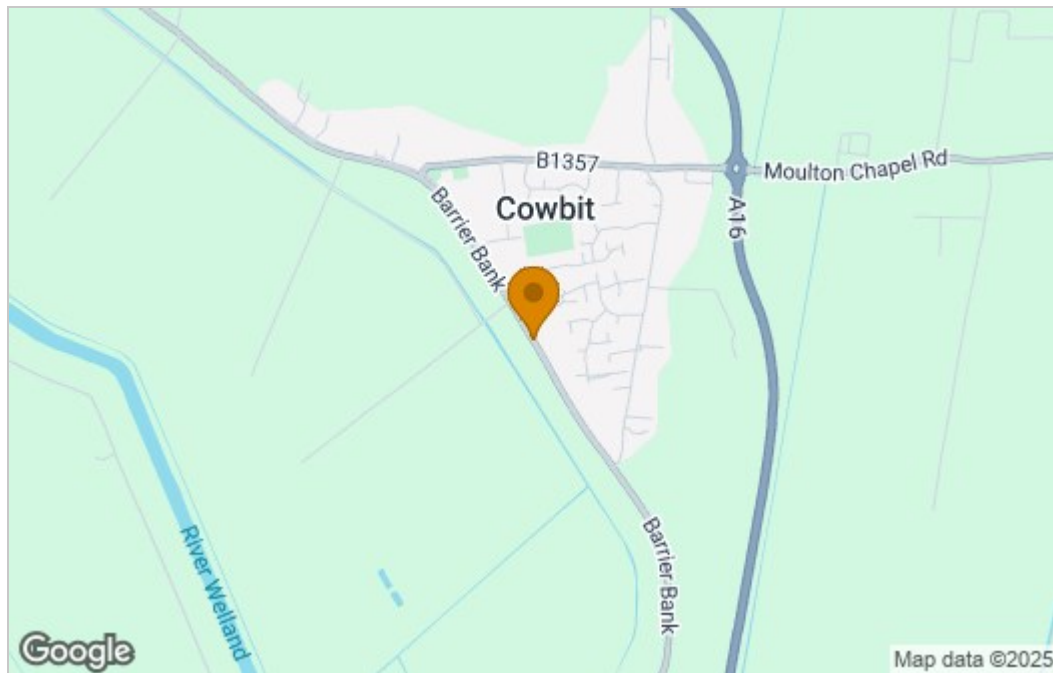
Disclaimer

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Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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