

## **113 Willow Court, Cowbit, PE12 6GF**

**Offers Over £400,000**

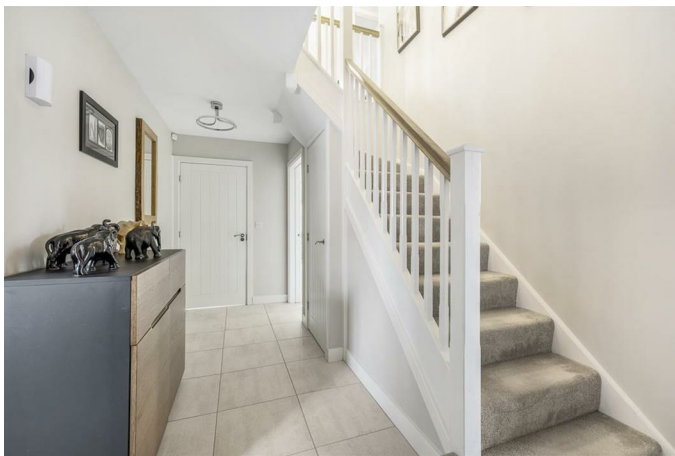
- Double Garage with ample parking
- Two En-suite shower rooms
- Stunning kitchen with island
- Two reception rooms
- Popular village location
- Within easy commutable distance of Peterborough
- Four great size bedrooms
- Landscaped rear garden



Step inside this beautifully presented and spacious family home, designed with comfort, style, and functionality in mind.

The ground floor boasts a welcoming formal lounge, a dedicated home office, and a stunning kitchen with a central island, perfect for both everyday living and entertaining. Upstairs, four generously sized bedrooms await, including two with en-suites. Outside, enjoy a low-maintenance rear garden and a driveway leading to a double garage. Finished in tasteful, neutral décor throughout, this home is ready for its next owner.

**Entrance Hall 16'1" x 8'4" (4.91m x 2.55m)**



UPVC entrance door to front. Tiled flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

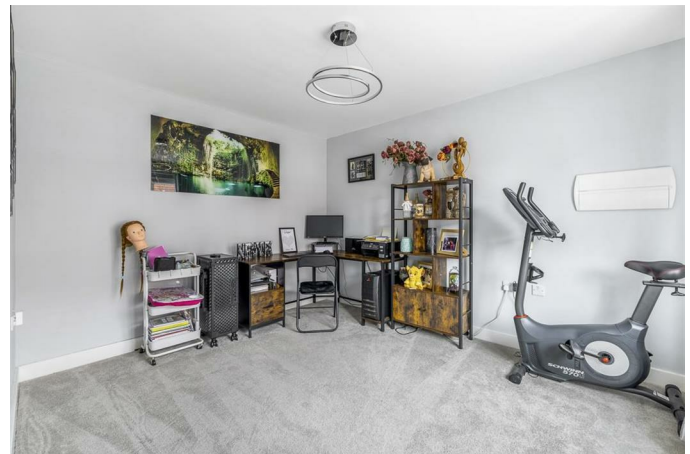
**Lounge 22'5" x 11'7" (6.84m x 3.54m)**



UPVC bay window to front. Patio doors leading out into the patio seating area. Radiator. Carpeted.



**Dining Room/Study 12'1" x 10'0" (3.69m x 3.05m)**



UPVC window to front. Carpeted. Radiator.

**Kitchen 21'5" x 14'9" (6.55m x 4.50m)**



UPVC windows to side and rear. UPVC patio doors leading to the garden. Matching range of base and

eye level units with worksurfaces over. Tiled splashback. Sink unit with drainer and mixer tap over. Double eye-level oven. Kitchen island with storage. Induction hob with extractor fan over. Integrated fridge/freezer. Integrated dishwasher. Breakfast dining area.



**Utility Room 6'3" x 5'6" (1.93m x 1.70m)**



UPVC door to rear. Base units with worksurfaces over. Sink unit with drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer. Cupboard housing central heating boiler. Extractor fan.

**Cloakroom 5'9" x 5'0" (1.77m x 1.54m)**



UPVC window to rear. Tiled flooring. Radiator. Wash hand basin. Toilet. Partially tiled walls.

**First Floor Landing 9'3" x 11'5" (2.84m x 3.49m)**

Airing cupboard. Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 11'6" x 14'9" (3.52m x 4.51m)**



UPVC window to rear and side. Radiator. Carpeted.





**Bedroom 2 11'0" x 11'5" (3.36m x 3.49m)**



UPVC window to front. Radiator. Carpeted.

**En-suite 7'5" x 6'1" (2.28m x 1.87m)**



UPVC window to side. Three piece suite comprising of a large shower cubicle. Wash hand basin. Toilet. Partially tiled walls.. Heated towel rail.

**En-suite 6'5" x 6'3" (1.96m x 1.92m)**



UPVC window to front. Three piece suite comprising of a shower cubicle. Wash hand basin. Toilet. Partially tiled walls.. Heated towel rail.





**Bedroom 3 10'10" x 11'7" (3.32m x 3.54m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 12'3" x 10'3" (3.74m x 3.14m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 6'2" x 8'2" (1.90m x 2.49m)**



UPVC window to rear. Three piece suite comprising

of panelled bath. Shower cubicle. Wash hand basin. Toilet. Partially tiled walls. Heated towel rail.



**Outside**



To the front of the property is a low maintenance gravel with a pathway leading to the entrance door. Driveway to the side of the property leading to a double garage.

The rear garden is enclosed by timber fencing. Lawn area with a gravel border featuring two large patio seating areas at either side. Wooden gazebo which is included within the sale. Gated access to the front of the property.



### **Garage 19'2" x 19'2" (5.85m x 5.85m)**

Twin electric roller vehicular doors. Power and light connected.

### **Property Postcode**

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

### **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

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water water meter

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 Double Garage

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: B85

### **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**

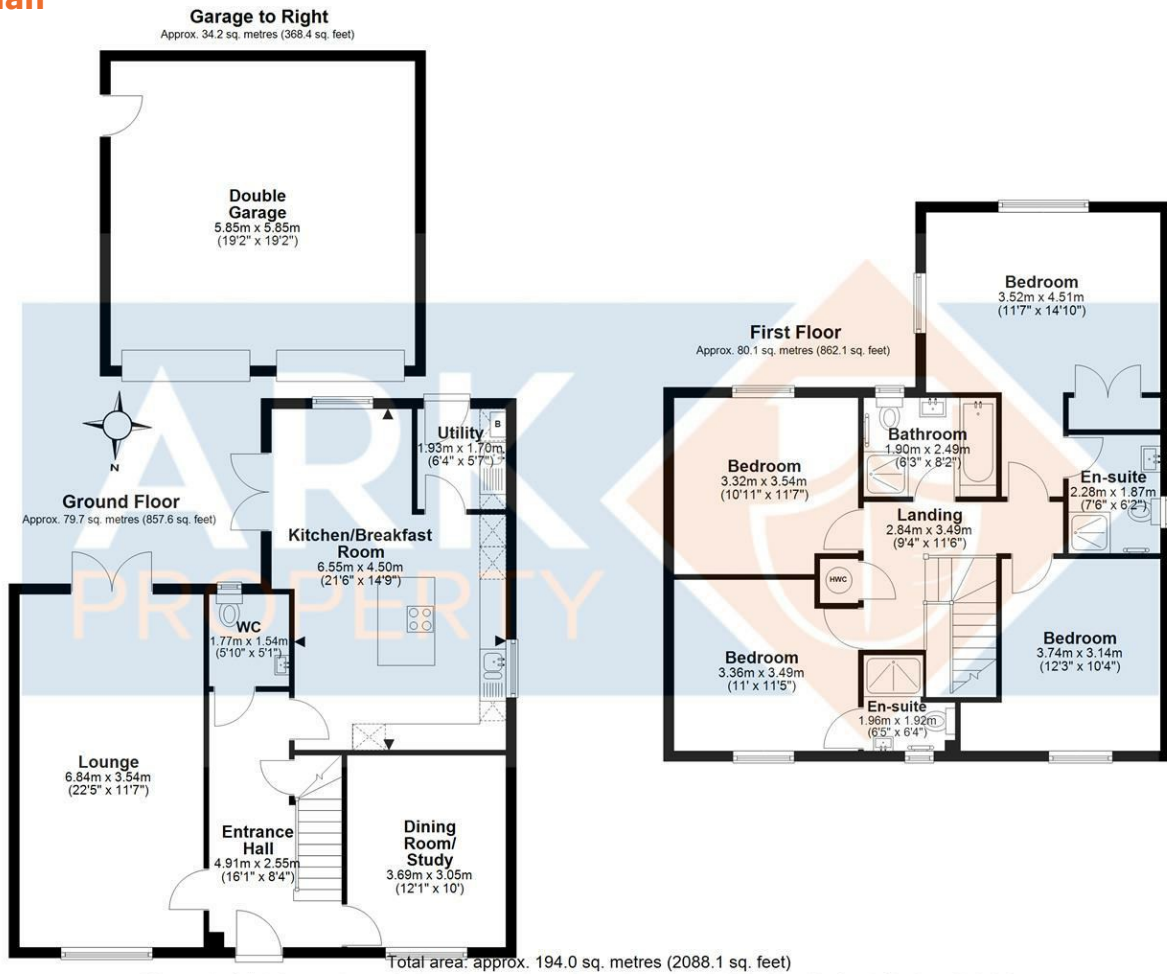
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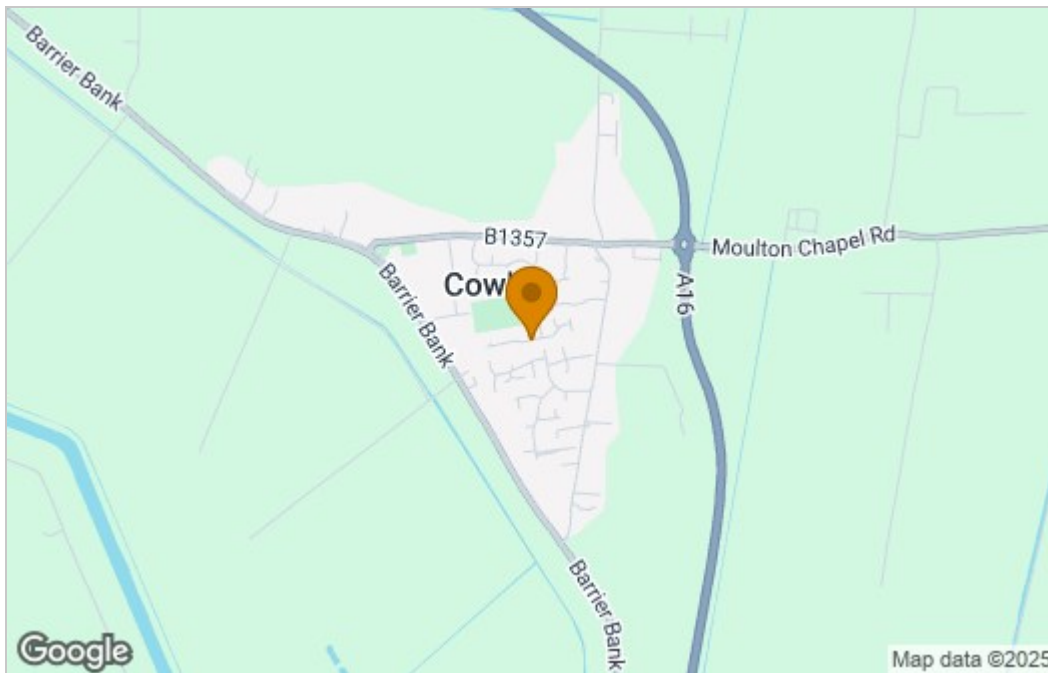


## Floor Plan

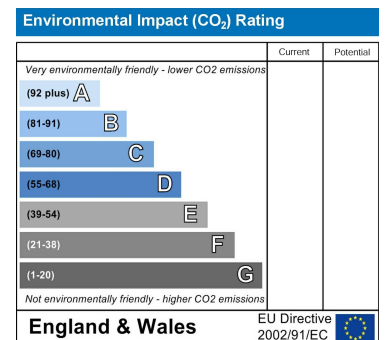
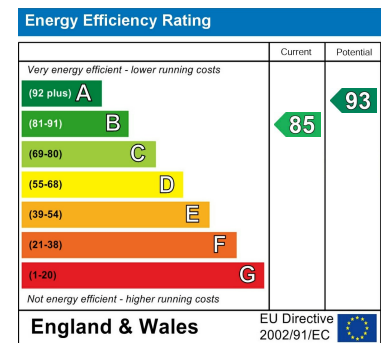


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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