



**26 Croft Close, Cowbit, PE12 6BN**  
**35% Shared Ownership £75,250**

- 35% Shared Ownership
- Three Bedroom Semi-Detached House
- Popular Village Location
- Cul-De-Sac
- Modern Build
- Downstairs WC
- Off Road Parking
- EPC: B
- Council Tax Band: B
- Viewing Essential



Welcome to this charming shared ownership property located in the idyllic village of Cowbit. Offering a 35% share, this modern home is perfect for first-time buyers or those looking to step onto the property ladder. Set within a peaceful village setting, this well-presented house boasts a comfortable living space, a stylish kitchen, and bright, airy bedrooms. The property benefits from a private garden and a driveway to the side. Located within easy reach of local amenities, schools, and transport links, this is an excellent opportunity to enjoy village life at an affordable price.

Don't miss out – arrange a viewing today!

### Entrance Hall



Composite glazed entrance door, LVT flooring, built in storage cupboard. Door opening to lounge.



### Lounge 15'6" x 12'10" (4.73m x 3.92m)



PVCu double glazed window to front, skimmed ceiling, LVT flooring, radiator, stairs to first floor landing. Door opening to kitchen.

### Kitchen Diner 16'5" x 11'0" (5.01m x 3.36m)



PVCu double glazed window and French doors to rear, skimmed ceiling, radiator, LVT flooring. Fitted with a matching range of base and eye level units, worktop space with tiled splashbacks, four ring gas cooker with stainless steel extractor hood over and electric oven under, composite sink and drainer with mixer tap over, space and plumbing for washing machine, space for fridge freezer.





### WC

Fitted close coupled toilet and wash hand basin. Radiator, LVT flooring.

### Landing



PVCu double glazed window to side, skimmed ceiling with loft access. Doors to bedrooms and bathroom.



### Bedroom One 13'4" x 9'3" (4.07m x 2.84m)



PVCu double glazed window to front, skimmed ceiling, radiator, built in storage cupboard.



### Bedroom Two 13'1" x 8'9" (4.01m x 2.69m)



PVCu double glazed window to rear, skimmed ceiling, radiator.





**Bedroom Three 10'2" x 7'3" (3.11m x 2.21m)**



PVCu double glazed window to rear, skimmed ceiling, radiator.

**Bathroom 6'11" x 6'9" (2.11m x 2.06m)**



PVCu double glazed window to front, skimmed ceiling, LVT flooring, chrome wall mounted heated

towel rail, wall tiling. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

### Outside



There is a small low maintenance front garden and driveway to the side providing off road parking for two vehicles. Side gated access leads to the rear garden. The rear garden is laid to lawn with patio seating area and enclosed by timber fencing. There is outside lighting and cold water tap.



### 35% Shared Ownership

35% Shared Ownership.  
£336.49 for the service charge.  
£7.92 for the ground rent.

If you are interested in purchasing this property, you consent to Ark Property Centre sharing your information (name, phone number, email address,

and correspondence address) with Platform Housing Group. Platform Housing Group will then email you an application form for approval. Please note, you must be a resident of Spalding to apply.

### Additional Information

#### PLEASE NOTE:

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

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

### 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.

### Property Postcode

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

### Verified Material Information

Tenure: Leasehold - Shared Ownership

Council tax band: B

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

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

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

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

Parking: Two parking spaces

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water and Rivers and the Sea - Very Low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

### 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.



## Additional Pictures



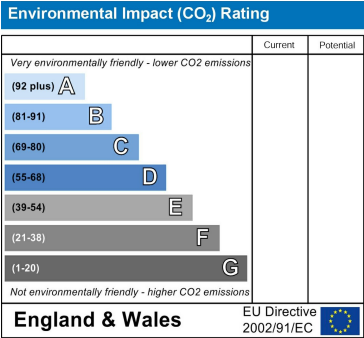
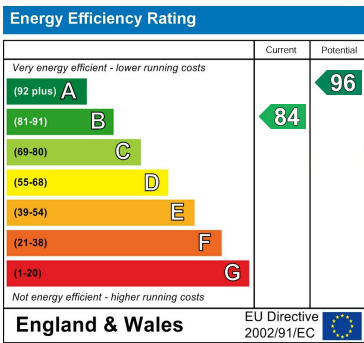
Floor Plan



Area Map



Energy Efficiency Graph



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