



## **4B Backgate, Spalding, PE12 6AP** **Offers In The Region Of £370,000**

VILLAGE LOCATION and NO UPWARD CHAIN! This spacious four/five bedroom detached family home is in the popular village of Cowbit which is conveniently located between Peterborough and Spalding and is being offered for sale with no upward chain. Internally there are four double bedrooms with the master having an en-suite, four piece family bathroom, kitchen/diner, lounge, study/bedroom five and cloakroom.

To the rear the garden is built to entertain with hot tub and Caribbean style outside bar with seating area. There is plenty of off road parking with single garage with loft space for office/playroom.

**Entrance Hall**

A double glazed front door leads into the entrance hall which has stairs to the first floor landing, modern upright chrome radiator and wood laminate flooring.

**Living Room 15'6" x 15'1" (4.73 x 4.60)**

The focal point of this room is the gas flame effect fire with wooden mantle over, there is a radiator and double glazed bay window to front aspect.

**Kitchen/Diner 20'10" x 11'5" (6.37 x 3.50)**

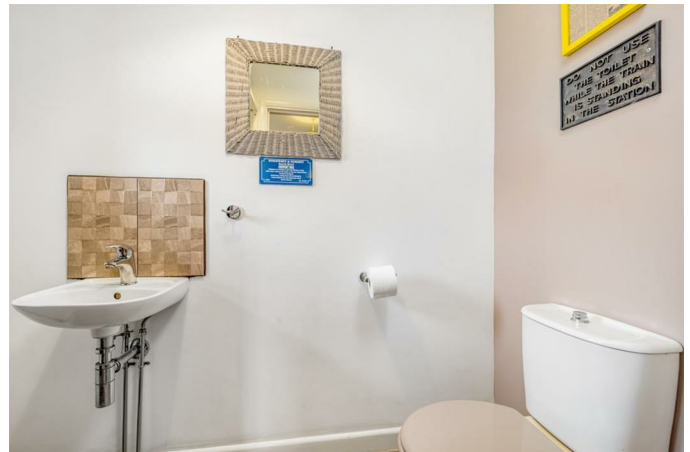
There are a range of base and wall mounted units with complimentary worktops over, integrated oven, hob, extractor hood, dishwasher and fridge/freezer. There is a double glazed window to rear aspect along with double glazed patio doors leading out to the rear garden.

**Utility Room 9'10" x 7'5" (3.00 x 2.28)**

There is plumbing for washing machine with worktop over, radiator, wall mounted boiler, double glazed window to rear aspect and half paned double glazed door to rear.

**Study/Bedroom Five 12'4" x 5'10" (3.77 x 1.80)**

Presently used as an office but could quite easily be used as a fifth bedroom there is a double glazed window and radiator

**Cloakroom 6'11" x 3'3" (2.11 x 1.01)**

Fitted with a low level WC, wall mounted wash hand basin, radiator and double glazed window.

**First Floor Landing**

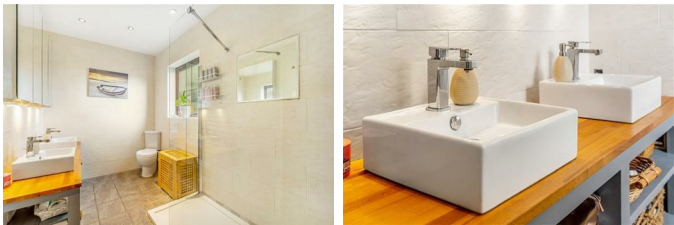
The spacious landing has a double glazed window, radiator, access to the loft and a cupboard over the stairs.

**Master Bedroom 13'8" x 11'6" (4.19 x 3.51)**



a double glazed window over looks the rear aspect, radiator and fitted wardrobes.

**En-suite 9'8" x 6'4" (2.96 x 1.95)**



Fitted with a walk-in double shower enclosure, "His" and "Hers" sinks, low level WC, tiling to all walls, heated towel rail and there is a double glazed window.

**Bedroom 10'10" x 9'8" (3.32 x 2.96)**



Double glazed window to front aspect, radiator, TV point and built in wardrobe.

**Bedroom 11'8" x 9'9" (3.57 x 2.99)**



Dual aspect double glazed windows, radiator and TV point.

**Bedroom 9'5" x 8'9" (2.89 x 2.67)**



Double glazed window to front aspect, radiator, TV point and a built in wardrobe.

**Family Bathroom 11'6" x 6'11" (3.51 x 2.11)**



A four piece suite consisting of a shower cubicle, bath, low level WC, pedestal wash hand basin, tiled flooring and a double glazed window.

**Front**

There is a gravel driveway providing off road parking for a number of vehicles or caravan/camper van and leading to the single garage.

**Rear Garden**

To the rear of the property is the ideal place to entertain friends and family. There is a fully insulated hot tub with new cover and then down the side is the Caribbean themed bar and seating area which has an outdoor heater so it can be enjoyed all year round.

Also to the side is a patch of artificial grass ideal for a seating area, to the rear is an area laid to lawn with flower and shrub borders. There is gated side access and an outside power point.

(The owners inform us that it costs approximately £10 per month to run the hot tub).

**Garage**

The single garage has an up and over door, light and power. The loft space has been converted and could be used as an office/playroom.

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

**PLEASE NOTE:**

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

**Disclaimer**

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**Offer Procedure**

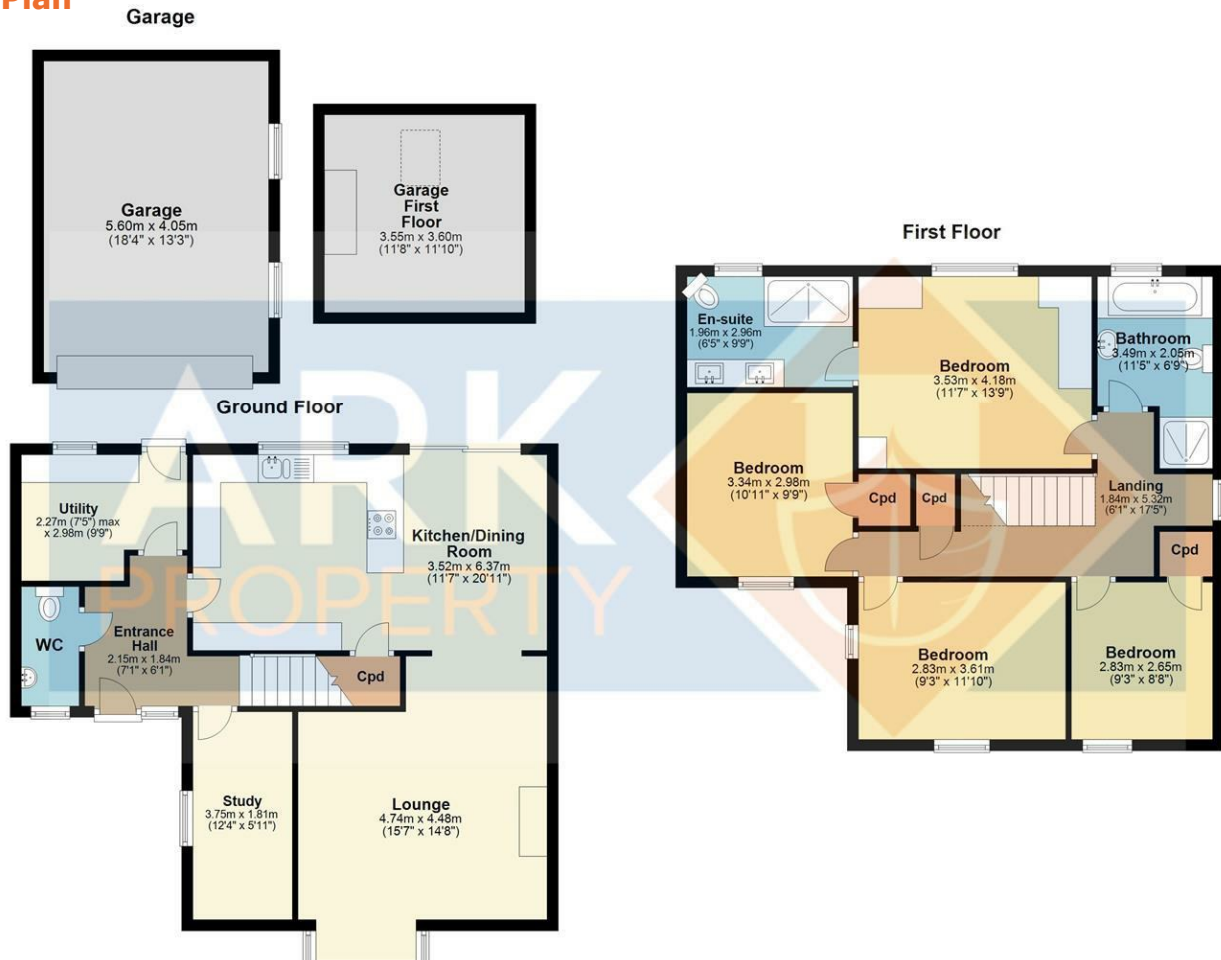
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 6AP

### Floor Plan

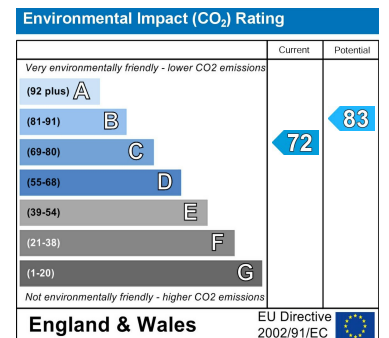
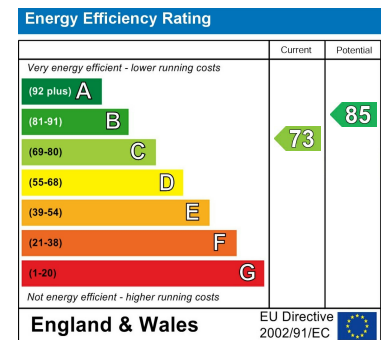


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Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph



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