



2 Milfoil Lane, Cowbit, PE12 6XF

£325,000

- Five bedrooms
- En-suite to main bedroom
- Landscaped rear garden
- Great flowing layout
- Popular village location
- Well presented throughout
- Must view to be appreciated
- No forward chain

Take Advantage of This No Chain Opportunity in Cowbit

Beautifully presented and thoughtfully laid out, this spacious family home offers everything a growing household could need. Upstairs, you'll find five generously sized bedrooms, including a principal bedroom with its own en-suite.

Externally, the gardens have been tastefully landscaped and are exceptionally well maintained, creating the perfect outdoor space to enjoy.

Set in a desirable position within the popular village of Cowbit, this property combines style, space, and location, making it an ideal forever home.

Entrance Hall 14'9" x 7'1" (4.51m x 2.16m)



Composite security door to front with glazed side panel. Radiator. Carpeted with built in mat well. Under stairs storage cupboard. Stairs to first floor landing.

Lounge 14'9" x 12'10" (4.51m x 3.92m)



UPVC bay window to front. Radiator. Carpeted. Feature gas fireplace with surround.

Dining Room 11'9" x 9'10" (3.60m x 3.00m)



UPVC sliding doors to rear. Radiator. Carpeted. Double doors leading to lounge.

Kitchen 11'9" x 10'0" (3.60m x 3.07m)



UPVC window to rear. Wall and base units with work surfaces over. Ceramic sink unit with drainer and mixer tap. Space for freestanding Rangemaster cooker with extractor hood over. Space and plumbing for dishwasher. Tiled splash backs. Tiled flooring. Breakfast bar. Space for tall fridge/freezer.

Utility Room 7'9" x 8'5" (2.38m x 2.57m)



UPVC window to rear and composite security door to side. Radiator. Wall and base units with work surfaces over. Tiled flooring. Space and plumbing for washing machine and tumble dryer. Space for tall fridge/freezer. Extractor fan. Pantry cupboard with shelving.

Cloakroom



UPVC window to side. Toilet. Wash hand basin with tiled splash back. Tiled flooring. Radiator.

First Floor Landing 11'9" x 7'1" (3.59m x 2.16m)



Loft access. Radiator. Carpeted. Built in airing cupboard with slatted shelving.

Bedroom 1 11'4" x 12'10" (3.47m x 3.92m)



UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

En-suite



UPVC window to side. Shower cubicle with shower over. Wash hand basin set in vanity unit. Tiled splash back. Toilet. Extractor fan. Shaver point. Heated towel rail. LVT flooring.

Bedroom 2 11'10" x 9'10" (3.61m x 3.02m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 14'9" x 8'11" (4.51m x 2.73m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 8'7" x 10'1" (2.62m x 3.08m)



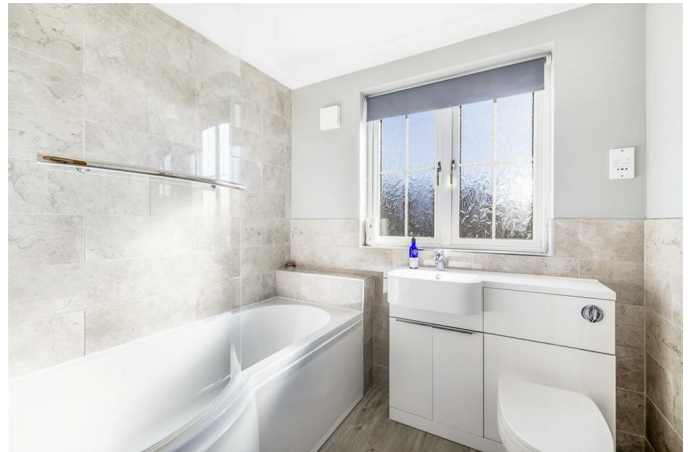
UPVC window to rear. Radiator. Carpeted.

Bedroom 5 10'11" x 9'0" (3.35m x 2.75m)



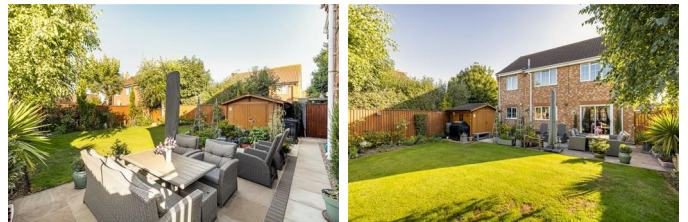
UPVC window to rear. Radiator. Carpeted.

Bathroom 6'0" x 7'0" (1.85m x 2.15m)



UPVC window to front. P shaped bath with shower attachment over. Partially tiled walls. Wash hand basin and toilet set in vanity unit. Extractor fan. Heated towel rail. LVT flooring.

Outside



To the front of the property there is a gravel driveway providing off road parking for 3 vehicles leading to the single garage. Well established hedging and lawn area. Side gated access to the rear garden. Pathway leading to front door.

The rear garden is enclosed by timber fencing. Extended patio area. Lawn area. Established trees and bushes. Patio area. Outside tap. Timber shed.

Garage 17'3" x 8'6" (5.28m x 2.60m)

Up and over vehicular door to front. Power and light connected. Boiler. EV charging point.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 and 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 with parking for 3 vehicles and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

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.

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: C75

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

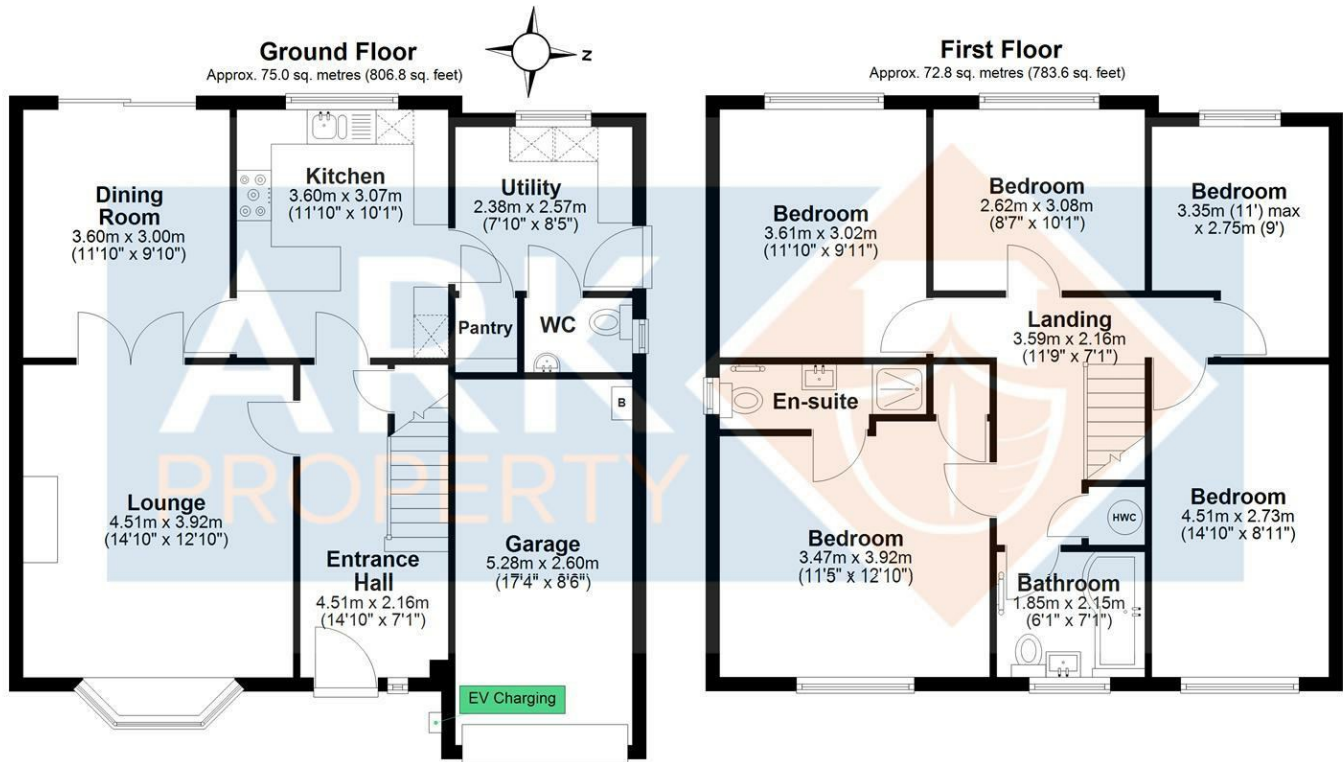
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Disclaimer

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. 147.8 sq. metres (1590.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

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	75	78
(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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