



10 Marshall Drive, Cowbit, PE12 6AH

£435,000

- Brand New Detached House
- Four Bedrooms
- Dressing Room & En-suite
- Underfloor Heating
- Air Source Heat Pump
- Double Garage
- Bi Fold Doors
- Open Plan Kitchen Dining Family Area
- Village Location

BRAND NEW FOUR BEDROOM DETACHED HOUSE WITH FEATURE DOUBLE HEIGHT GLAZED WINDOW

Introducing this new build property located in the charming village of Cowbit, Lincolnshire. Nestled in a quiet and peaceful setting, this new home offers the perfect retreat to relax and unwind after a busy day. Built to a high standard, this stunning four-bedroom detached house comes complete with a double garage, providing ample space and storage. Internally there is an entrance hallway, lounge, kitchen, diner, family room with utility and cloakroom. Upstairs the master has a dressing area and en-suite, with three further bedrooms and family bathroom.

Don't miss the opportunity to make this exclusive new development your home. Contact us today for more information or to arrange a viewing.

The modern and stylish interior benefits from the open-plan kitchen dining family area with bi-fold doors opening on to the enclosed garden which is perfect for entertaining guests. The fully-equipped kitchen features integrated appliances, sleek countertops and a selection of cupboards whilst the utility room offers ample storage space for all your cooking essentials. Upstairs the master bedroom features an en-suite bathroom and dressing area, while the other three bedrooms share a modern family bathroom. The property has underfloor heating on the ground floor, an electric heat pump, a car charging point, and fibre optic connectivity throughout. The property is situated in a quiet and peaceful location making it the perfect place to relax and unwind with easy commute to Spalding or Peterborough.

Entrance Hallway



Entrance hallway with stairs up to first floor. Double height glazed window to exposed first floor. Fibre point.

Lounge 22'8" x 13'3" (6.93m x 4.06m)



Upvc window to front aspect. Television point. Power points. Doors to rear access.

Kitchen Diner Family Room 37'5" x 14'4" (11.43m x 4.39m)



Open plan kitchen diner family room with bi fold doors to side aspect. Fully fitted kitchen with a selection of units and integrated appliances including,, fridge freezer, dishwasher, oven, hob and extractor over. Spot lighting.

Utility Room 7'10" x 10'2" (2.40 x 3.11m)

Utility room with Upvc window to side aspect. Door to side aspect. LVT flooring. Extractor fan. Spot lighting. Base and larder unit with space for washing machine and tumble dryer.

Cloakroom

With toilet and hand basin with tiled splashback

First Floor Landing



Feature Upvc window to side elevation. Spot lighting. Radiator.

Bedroom One 14'7" x reducing 14'4" (4.45 x reducing 4.39)



Upvc window to rear aspect. Television point. Radiator.

En-suite 13'1" x 6'0" (4.01m x 1.83m)

Shower cubicle with toilet and hand basin. Obscured window to side elevation. Heated towel rail. Part tiled walls. Tiled flooring.

Dressing Area 13'1" x 6'0" (3.99 x 1.83)



Bedroom Two 13'3" x 10'6" (4.06 x 3.21m)

Upvc window to rear elevation. Radiator.

Bedroom Three 11'10" x 9'6" (3.63 x 2.90m)



Upvc window to front elevation. Radiator.

Bedroom Four 12'0" x 9'6" (3.68m x 2.90m)



Upvc window to front elevation

Bathroom 7'5" x 7'2" (2.28 x 2.19)



Obscured glazed upvc window to side elevation. Comprising Bath, hand basin and toilet. Radiator.

External



Parking spaces to the front. Double garage with electric points and up and over door. Enclosed garden to the rear

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.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: New Build exempt - rate not confirmed yet

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.

DISCLOSURE



Please note: The Developer is associated with Ark Property Centre

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

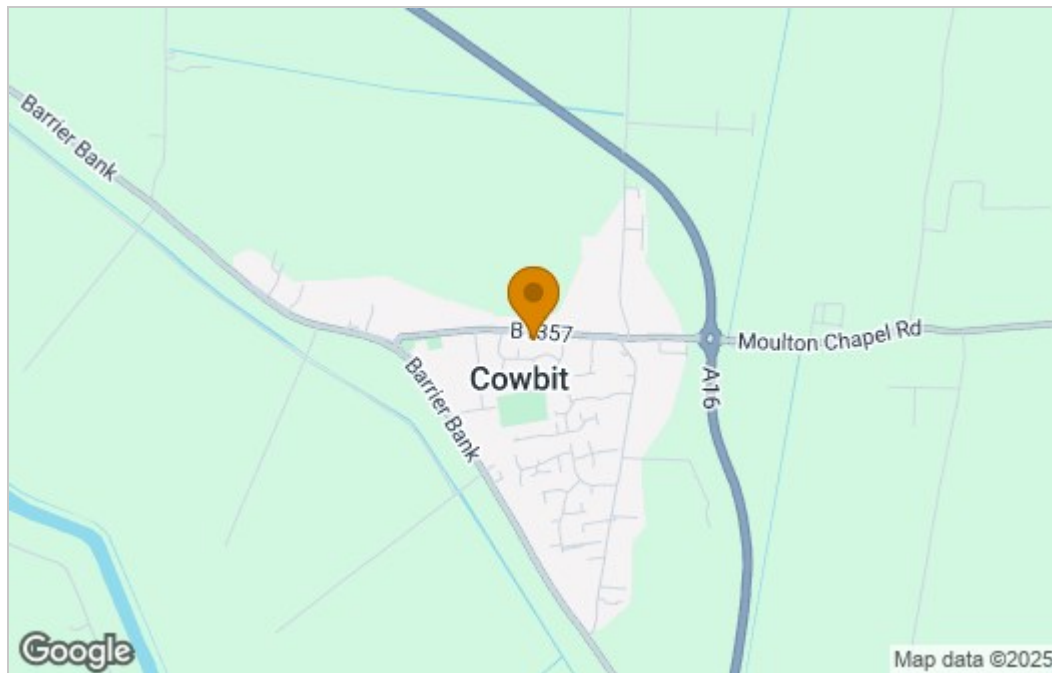


Ground Floor Plan 1:100



First Floor Plan 1:100

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

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	

