



**28 Milfoil Lane, Cowbit, PE12 6XF**

**£300,000**

- Impressive plot
- Ample parking and single garage
- Popular village location
- Private road
- Newly fitted kitchen
- Conservatory to rear
- Well presented throughout
- Neutral decor internally



## Beautifully Presented 3-Bedroom Detached Home in Cowbit Village

Located in a quiet spot at the heart of Cowbit village, this charming three-bedroom detached home sits on a generous plot with a stunning rear garden and ample parking at the front. Featuring a flexible layout and a bright conservatory at the rear, this property is full of character and comfort. Interested in booking a viewing? Give us a call today

### Entrance Hall

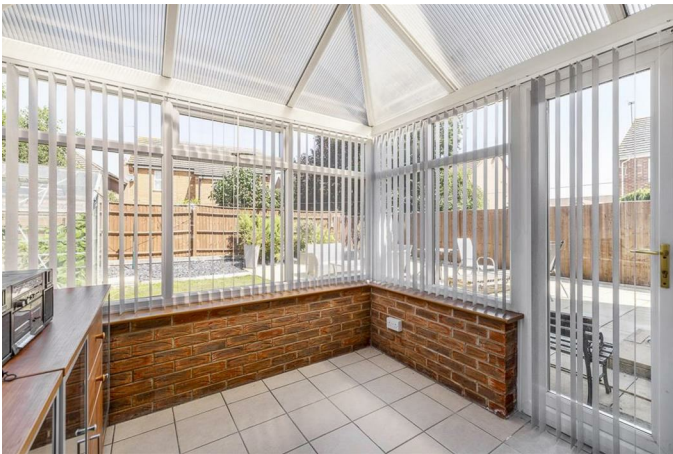
UPVC entrance door to front. Stairs to first floor landing. Wood effect flooring. Radiator.

### Lounge 17'1" x 10'8" (5.22m x 3.27m)



UPVC window to front. Feature fireplace with surround. Radiator. Carpeted. French doors to conservatory.

### Conservatory 9'6" x 9'1" (2.90m x 2.78m)



Brick and UPVC construction. French doors to garden. Poly carbonate roof. Tiled flooring.

### Kitchen 17'0" x 11'0" (5.20m x 3.36m)



UPVC window to front, side and rear. Matching base and eye level unit with work surface over. Sink drainer with mixer tap over. Tiled splash backs. Integrated eye level oven and grill. Electric hob with extractor hood over. Space and plumbing for washing machine. Space for tumble dryer. Space for tall fridge/freezer. Tiled flooring. Boiler. Understairs cupboard.

### Rear Lobby



UPVC door to rear. Wood effect flooring. Sliding doors leading to cloakroom.

### Cloakroom

UPVC window to rear. Toilet. Wash hand basin with vanity unit. Wood effect flooring. Wall mounted heated towel rail. Extractor fan.

### First Floor Landing

UPVC window to rear. Carpeted. Airing cupboard.

**Bedroom 1 10'6" x 11'1" (3.22m x 3.40m)**



UPVC window to front. Radiator. Carpeted. Storage cupboard. Loft access.

**Bedroom 2 8'11" x 10'8" (2.72m x 3.27m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 7'10" x 7'6" (2.40m x 2.31m)**



UPVC window to rear. Radiator. Carpeted.

**Bathroom 6'2" x 7'8" (1.89m x 2.36m)**



UPVC window to rear. P shaped bath with mixer tap over, rainfall shower head and separate shower attachment. Glass shower screen. Toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Wood effect flooring. Partially tiled walls. Extractor fan.

**Outside**



Front: Gravel driveway giving off road parking for several vehicles. Pathway leading to the front door. Raised borders and lawn area. Side gated access to rear garden.

Rear: Enclosed by timber fencing. Lawn area. Extended patio area. Gravel area with raised beds. Outside tap. Timber shed. Greenhouse.

**Garage 17'4" x 8'7" (5.30m x 2.62m)**

Up and over vehicular door to front. Power and light connected. Pedestrian door to side.

**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: Eon

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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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 and Single 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: TBC

**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**

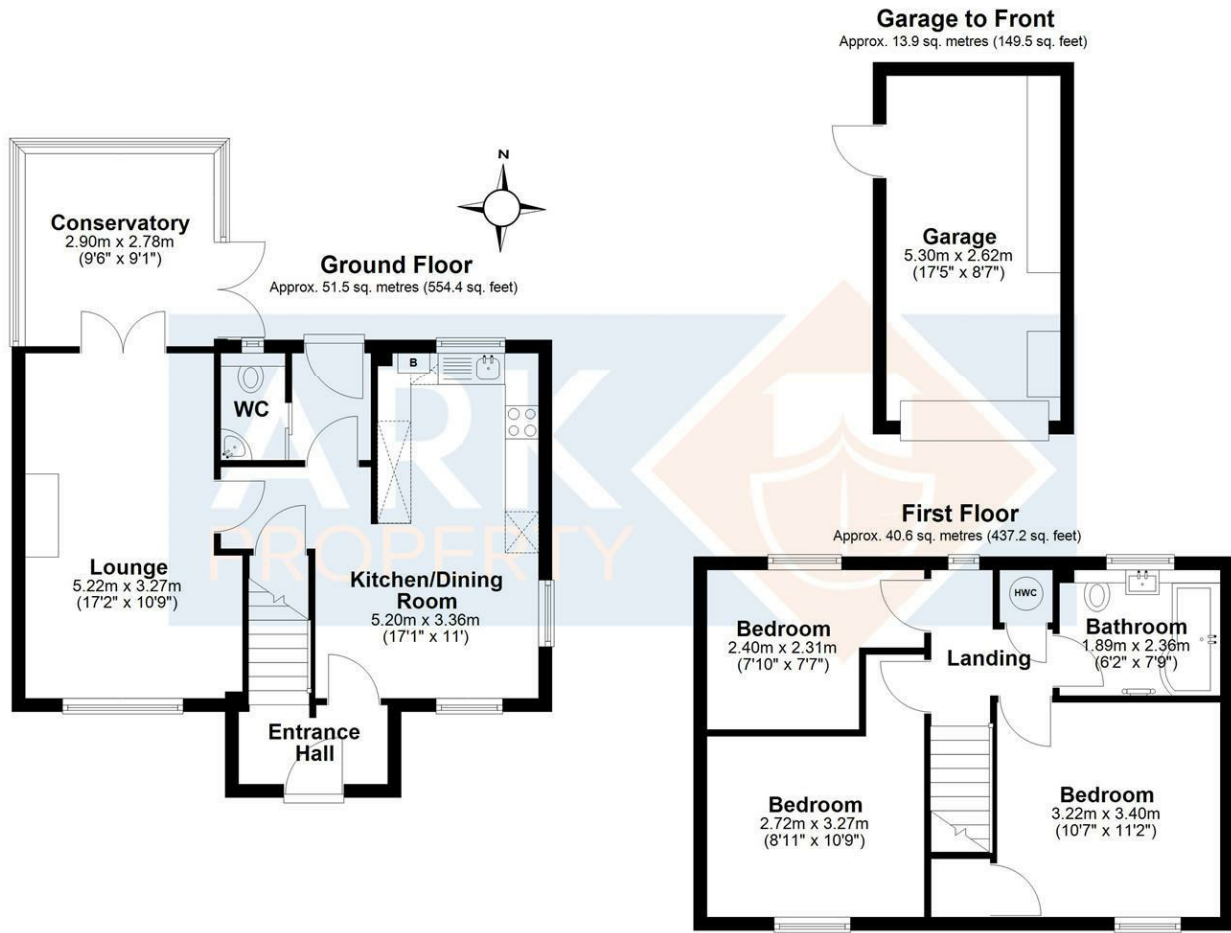
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

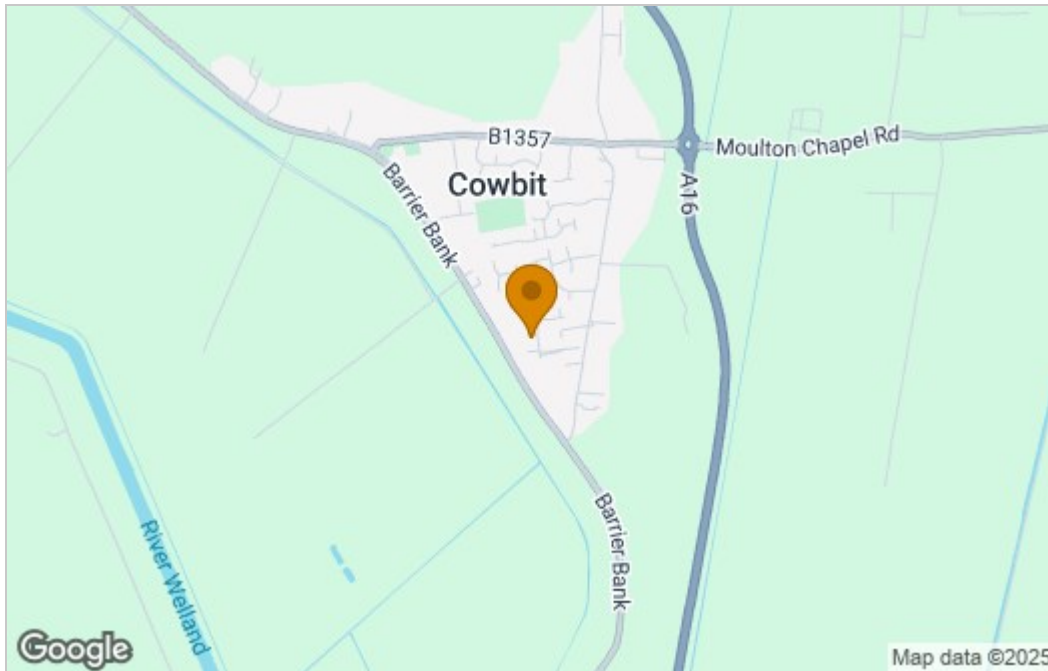
**Disclaimer**

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



## 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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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