



## 24 The Pastures, Cowbit, PE12 6FL

**£350,000**

- Ample parking and double garage
- Well presented throughout
- Two reception rooms
- Cul de sac location
- Low maintenance rear garden
- Popular village setting
- Newly fitted bathrooms
- Great flowing layout

Tucked away in a quiet cul-de-sac in the ever popular village of Cowbit, welcome to The Pastures. This fantastic family home offers generous space throughout, beginning with a welcoming entrance hall, a sociable kitchen ideal for family life, and two excellent sized reception rooms.

Upstairs, there are four well proportioned bedrooms, with the main bedroom benefiting from a newly fitted en-suite shower room.

Occupying a superb plot, the property also enjoys ample off-road parking, a double garage, and a low-maintenance rear garden, perfect for modern living.

Early viewing is highly recommended, book yours today.

**Entrance Hall 6'11" x 10'4" (2.11m x 3.15m)**



UPVC door to front. Radiator. Stairs to first floor landing. Tiled flooring.

**Lounge 13'6" x 16'2" (4.13m x 4.94m)**



UPVC windows to front and rear. Radiator. Carpeted.

**Kitchen/Breakfast Room 13'9" x 9'10" (4.20m x 3.02m)**



UPVC window to front and rear. Matching range of base and eye level units with matching work surfaces over. Sink unit with drainer and mixer tap. Brick effect splash backs. Five ring gas hob with extractor hood over. Indesit built in oven and grill. Space for fridge/freezer. Radiator. Tiled flooring. Built in breakfast bar.

**Dining Room 8'11" x 11'6" (2.72m x 3.53m)**



UPVC sliding patio doors to rear garden. Radiator. Wood effect flooring. Storage area.

**Utility Room 6'6" x 6'1" (2.00m x 1.86m)**



UPVC door to side. Base units with work surface over. Eye level unit. Partially tiled wall. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator.

**Cloakroom**



UPVC window to side. Toilet. Wash hand basin set in vanity unit. Tiled splash back. Radiator. Tiled flooring.

**First Floor Landing 6'0" x 15'5" (1.85m x 4.70m)**



UPVC window to rear. Radiator. Airing cupboard with hot water cylinder and shelving. Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 13'9" x 10'2" (4.20m x 3.12m)**



UPVC window to front. Radiator. Carpeted. Built in wardrobes with hanging rail and shelving.

**En-suite 5'7" x 6'5" (1.72m x 1.97m)**



UPVC window to side. Shower cubicle with rainwater head and separate shower attachment. Toilet and wash hand basin set in vanity unit. Partially tiled walls. Extractor fan. Shaver point. Wall mounted heated towel rail. Tiled flooring.

**Bedroom 2 10'4" x 9'2" (3.17m x 2.80m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 9'1" x 8'5" (2.79m x 2.57m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 10'5" x 6'8" (3.18m x 2.04m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 5'5" x 6'8" (1.67m x 2.04m)**



UPVC window to side. P shaped bath with rainwater head and separate shower attachment over and glass shower screen. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Radiator. Extractor fan. Shaver point. Wood effect flooring.

**Outside**



The front of the property has a driveway providing off road parking leading the double garage. The rear garden is enclosed by timber fencing. Lawn area with raised borders. Extended patio seating area. Outside lighting.

**Double Garage 16'8" x 16'6" (5.10m x 5.05m)**

Twin up and over vehicular door to front. Boiler. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations

to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
 Council tax band: D  
 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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable 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 Double 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: C76

### 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

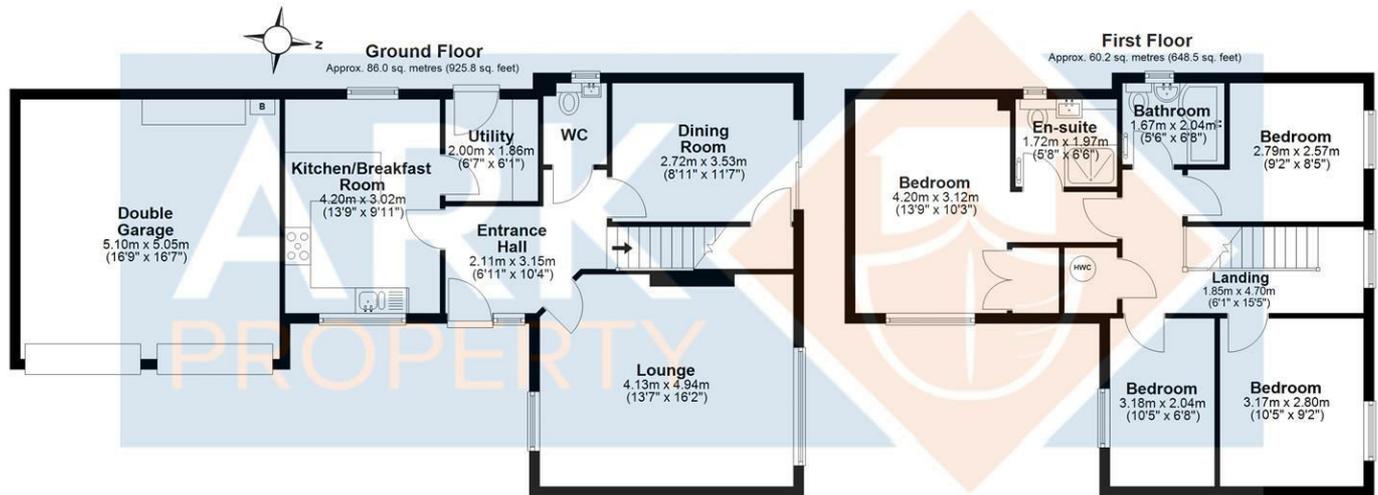
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### 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



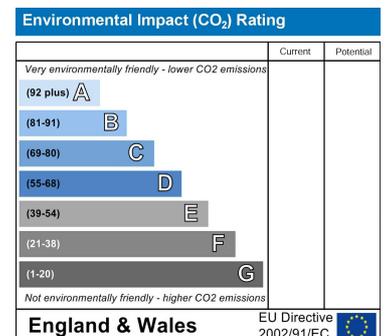
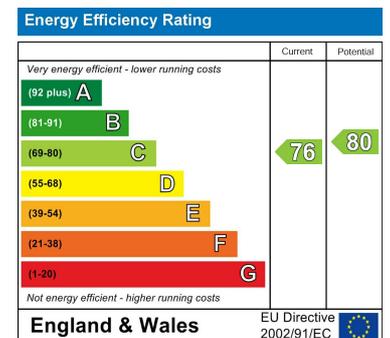
Total area: approx. 146.3 sq. metres (1574.2 sq. feet)

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



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