



## 130 Barrier Bank, Cowbit, PE12 6AL

**£475,000**

- Stunning new 4-bedroom home in the village of Cowbit
- Built by reputable local developer Scenic Homes
- Open field views to the front
- High-spec kitchen with integrated appliances
- Spacious and modern layout, ideal for family living
- Finished to a high standard
- Single garage and off road parking
- Viewing is highly advised

A stunning new 4-bedroom home located in the sought-after village of Cowbit, built by Scenic Homes, a trusted local developer known for quality craftsmanship. Enjoy open field views to the front, adding to the home's peaceful and scenic setting.

Inside, the property boasts a spacious, high-spec kitchen with integrated appliances, including a dishwasher, double oven, fridge freezer, and a stylish centre island – perfect for modern family living and entertaining. Additional features include an oversized single garage with store room.

### Entrance Hallway 15'3" x 10'8" (4.65m x 3.26m)



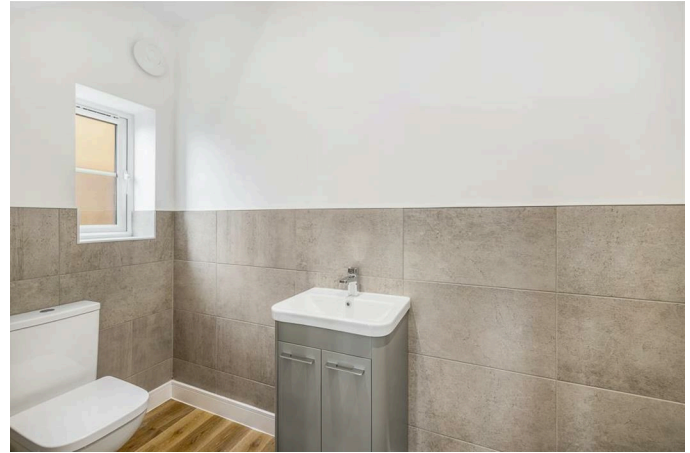
Composite entrance door to front with glazed side panels. UPVC window to side. Spot lighting. Stairs to the first floor landing. Under stairs storage cupboard. LVT flooring. Underfloor heating.

### Lounge 15'4" x 14'7" (4.69m x 4.45m)



UPVC window to front. Spot lighting. Multi media point. Carpeted. Underfloor heating.

### Cloakroom 4'0" x 8'7" (1.22m x 2.63m)



UPVC window to side. Spot lighting. Toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Partially tiled walls. Extractor fan. LVT flooring. Underfloor heating.

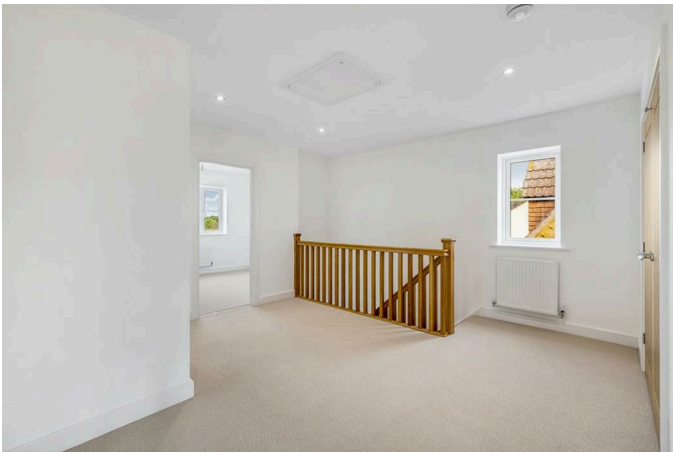
### Open Plan Kitchen Diner 25'11" x 25'9" (7.92m x 7.87m)



Two UPVC windows to side. Spot lighting. Two bi-fold doors to rear opening to the garden. Matching range of base and eye level units with work surfaces over. Island unit. Sink unit with drainer and mixer tap. Bosch induction hob with extractor fan over. Eye level double oven and grill. Integrated dishwasher. Integrated fridge/freezer. LVT flooring. Underfloor heating. Pantry cupboard.

**Utility Room 6'10" x 10'7" (2.09m x 3.25m)**

UPVC part glazed door to side. Spot lighting. Matching base units with space and plumbing for washing machine. Space for tumble dryer. Sink unit with drainer and mixer tap. Wall mounted central heating boiler. Extractor fan. LVT flooring. Underfloor heating.

**First Floor Landing 15'10" x 14'1" (4.83m x 4.30m)**

UPVC window to side. Spot lighting. Built in storage cupboard. Radiator. Carpeted.

**Bedroom One 19'7" x 14'7" (5.97m x 4.45m)**

UPVC picture window to front. Radiator. Carpeted.

**En-Suite 6'7" x 6'2" (2.03m x 1.90m)**

UPVC window to side. Shower unit with shower over. Toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Wall mounted mirror. Extractor fan. Partially tiled walls. Tiled flooring.

**Bedroom Two 14'9" x 11'4" (4.50m x 3.47m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom Three 11'2" x 14'1" (3.42m x 4.31m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom Four 10'0" x 10'10" (3.07m x 3.32m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 10'1" x 11'4" (3.08m x 3.47m)**



UPVC window to side. Bath with taps over. Shower cubicle with shower attachment. Toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Extractor fan. Partially tiled walls. Tiled flooring.

**Exterior**



The front of the property has steps down leading to the front door. Pathway leading to the side gate giving access to the rear garden.

The rear garden is enclosed by timber fencing. Paved pathway leading to the garage. Paved patio seating area ideal for entertaining. The oversized single garage and driveway is to the rear of the property providing off road parking.

**Garage 18'9" x 19'11" (5.73m x 6.09m)**

Oversized single garage with store room and electric garage door. Power and light connected. Pedestrian door to side.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

The property is being sold with a 10-year structural warranty, covered by a CMLC Warranty PCC Certificate.

**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

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Variable 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 Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Oversized Single Garage

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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**

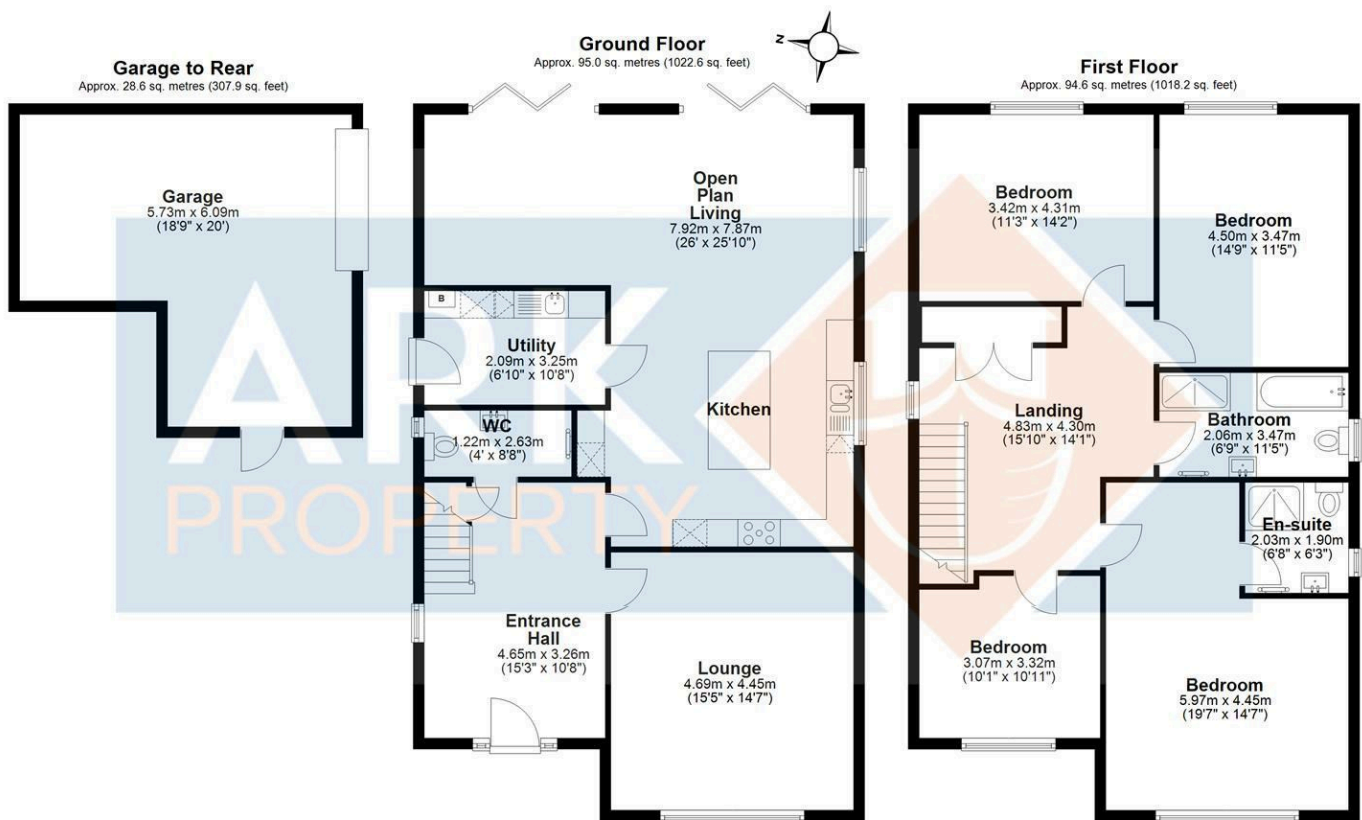
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



Total area: approx. 218.2 sq. metres (2348.7 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 of any contract.  
Plan produced using PlanItUp.

## 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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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