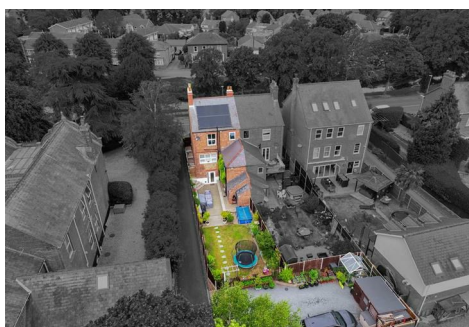




43 Cowbit Road, Spalding, PE11 2RQ

£1,500 Per Month

A beautifully presented three-bedroom semi-detached home overlooking the River Welland. Offering spacious accommodation, the property features a bay-fronted living room with a log burner, a modern kitchen/diner, utility room, underfloor heating to the ground floor, and a principal bedroom with en-suite. Outside offers an enclosed rear garden, ample off-road parking, and is ideally located within walking distance of Spalding town centre, schools, the train station, and local amenities.

Deposit £1730.76

Entrance Hallway

Accessed via a UPVC obscure double-glazed front door, the welcoming entrance hall features stairs rising to the first floor, a radiator, power points, consumer unit, solid wood flooring.

Lounge 14'11" x 14'11" (4.57 x 4.57)

UPVC double-glazed box bay window to the front elevation. Featuring a multi-fuel burner, radiator, power points, TV and satellite points, telephone point, wood flooring.

Kitchen/Diner 18'0" x 12'0" (5.49 x 3.66)

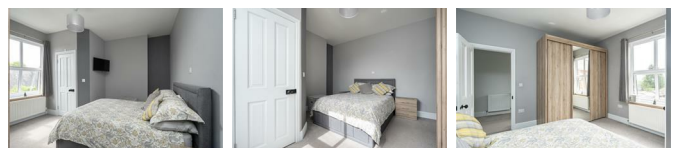
UPVC double-glazed window to the rear and composite double-glazed door providing access to the rear garden. Fitted with a range of base and eye-level units with solid wood work surfaces, inset sink and drainer with mixer tap, range cooker, integrated wine cooler, fridge, freezer and dishwasher. Finished with tiled splashbacks, underfloor heating, power points with USB charging points, TV point, and a skimmed ceiling with inset spotlights.

Utility 8'11" x 6'11" (2.74 x 2.13)

UPVC double-glazed window to the side elevation. Fitted with a range of base and eye-level units with solid wood work surfaces, inset sink and drainer with mixer tap, and a wall-mounted gas boiler. There is space and plumbing for a washing machine, space for a tumble dryer, tiled flooring with underfloor heating, power points, and a skimmed ceiling with inset spotlights.

Stairs/Landing

UPVC double-glazed window to the rear elevation, loft access with pull-down ladder, radiator, power points, and a skimmed ceiling with inset spotlights.

Master Bedroom 12'11" x 12'11" (3.96 x 3.96)

UPVC double-glazed window to the rear elevation, radiator, power points, TV point, skimmed ceiling,

and door leading to the corner en-suite shower room.

En-suite



Fitted with a fully tiled shower enclosure featuring a built-in mixer shower, low-level WC with push-button flush, and pedestal wash hand basin with mixer tap. The room also benefits from a wall-mounted heated towel rail, fully tiled walls and flooring, extractor fan, and a skimmed ceiling with inset spotlights.

Bedroom Two/Dining Room 12'0" x 12'0" (3.66 x 3.66)



PVC double glazed window to the rear, built-in wardrobes, radiator, power points and wood flooring.

Bedroom Three 12'0" x 10'11" (3.66 x 3.35)



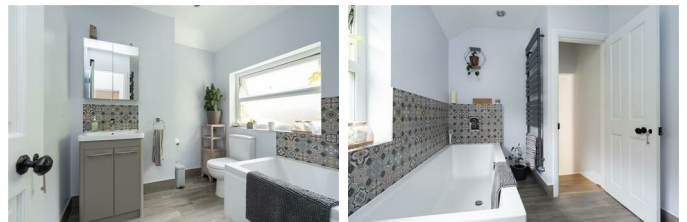
UPVC double-glazed window to the front elevation. Featuring a decorative fireplace, fitted double wardrobe, radiator, power points, and a skimmed ceiling.

Bedroom Four 8'11" x 6'11" (2.74 x 2.13)



UPVC double-glazed window to the front elevation. Benefiting from bespoke fitted wardrobes, cupboards and shelving, radiator, power points, TV point, and a skimmed ceiling.

Family Bathroom



UPVC obscured double glazed window to the side aspect, vanity wash hand basin with mixer taps over and fitted storage cupboards beneath, low level WC with push button flush, panelled bath with built-in mixer shower and handheld attachment, wall mounted heated towel rail, skimmed ceiling with inset spotlights and loft hatch access.

Exterior



The front of the property is enclosed by a low-level brick wall with black wrought iron railings and a

block-paved frontage. There is a storm porch with courtesy lighting, along with gated access leading to the rear garden. The rear garden is enclosed by panel fencing and is predominantly laid to lawn, featuring an extended patio seating area, well-established flower and shrub borders, outside storage room, outside tap, and external power points. There is side gated access, as well as rear gated access providing off-road parking for up to four vehicles.

Additional Information

PLEASE NOTE:

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

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.

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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.

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Rental Application

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above.

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher.

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed

£50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Property Postcode

For location purposes the postcode of this property is: PE11 2RQ

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.

Verified Material Information

Council tax band: B

Property construction: Brick

Electricity supply: Mains

Solar Panels: Yes

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and ultrafast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and in-home, o2, Three and Vodafone are good and outdoor and variable in-home

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the

sea - medium. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

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

Accessibility and adaptations: No

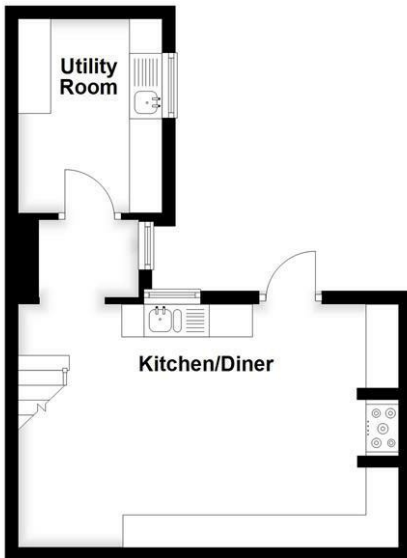
Coalfield or mining area: No

Energy Performance rating: D

Floor Plan

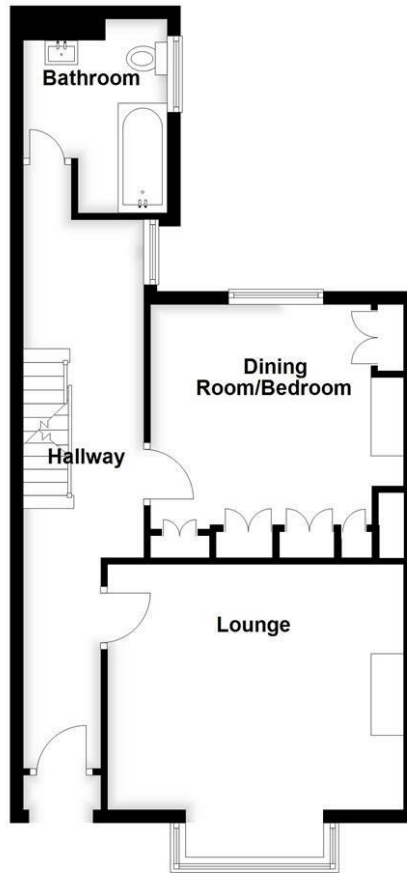
Basement

Approx. 30.9 sq. metres (332.3 sq. feet)



Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



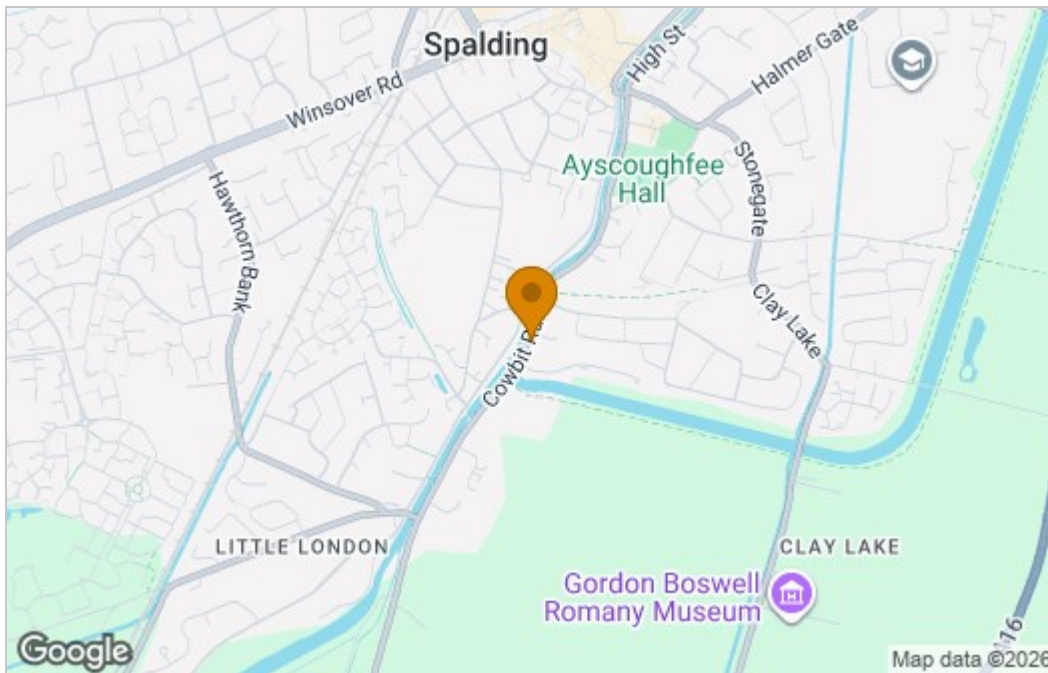
First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 133.4 sq. metres (1436.0 sq. feet)

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 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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