ARK PROPERTY

21 Meadow Walk, Cowbit, PE12 6FN

£300,000

- No forward chain
- Ample parking and double garage
- Cul de sac location
- Great plot with a lovely size rear garden
- Sociable kitchen diner and separate dining room
- Three good size bedrooms main with en-suite
- Popular village setting
- In need of light re-furbing throughout
- Priced to sell
- Register with Ark today for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Priced to sell, this generously proportioned detached bungalow occupies an excellent plot within a popular modern development in the highly desirable village of Cowbit.

Set back from the road with an attractive frontage and a large rear garden, the property offers fantastic potential for buyers looking to put their own stamp on a home. While the bungalow would benefit from some light cosmetic refurbishment, it boasts a well-designed, free-flowing layout with spacious accommodation throughout.

The property features well-proportioned bedrooms, two bathrooms, and two versatile reception rooms, providing plenty of space for comfortable family living or those looking to downsize without compromising on room.

Outside, there is ample off-road parking leading to a double garage, along with the generous rear garden, ideal for relaxing or entertaining.

Offered with the added advantage of no onward chain, this is a fantastic opportunity to secure a spacious bungalow in a sought-after village location at an attractive price.

Early viewing is highly recommended – book yours today.

Entrance Porch

Leading to entrance hall.

Entrance Hall 8'5" x 8'3" (2.59m x 2.52m)

Entrance door to front with glazed side panel. Tiled flooring. Radiator. Loft access. Built in airing cupboard.

Cloakroom

Window to front. Radiator. Tiled flooring. Toilet. Wash hand basin. Tiled splash back.

Kitchen 14'5" x 11'1" (4.41m x 3.40m)

Window to side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated dishwasher. Eye level oven and grill. Gas hob with extractor hood over. Built in fridge. Tiled flooring. Radiator.

Dining Room 12'4" x 9'1" (3.77m x 2.78m)

Window to side. Tiled flooring. Radiator.

Lounge 13'5" x 13'10" (4.09m x 4.24m)

Sliding patio doors to rear. Window to side. Radiator.

Utility Room 6'5" x 7'4" (1.98m x 2.24m)

Door to side. Base units with work surface over. Sink unit with drainer and taps. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Tiled splash back. Radiator. Extractor fan.

Bedroom 1 10'1" x 11'4" (3.09m x 3.46m)

Window to rear. Built in wardrobes with hanging rail and shelving. Radiator.

En-suite 6'5" x 5'11" (1.98m x 1.82m)

Window to rear. Shower cubicle with shower over. Radiator. Partially tiled walls. Tiled flooring. Extractor fan. Shaver point. Toilet. Wash hand basin.

Bedroom 2 12'11" x 8'8" (3.94m x 2.66m)

Window to front. Radiator.

Bedroom 3 9'0" x 8'8" (2.75m x 2.66m)

Window to front. Radiator.

Bedroom 4 9'8" x 9'4" (2.96m x 2.85m)

Window to side. Radiator.

Bathroom 8'9" x 7'3" (2.67m x 2.21m)

Window to rear. Tiled flooring. Partially tiled walls. Panelled bath with shower attachment. Shower cubicle with shower over. Wash hand basin. Toilet. Radiator. Extractor fan Shaver point.

Outside

The front of the property has a driveway leading to double garage. Side gated access to the rear garden.
The rear of the property is enclosed by timber fencing. Extended patio area. Lawn area. Decking area enclosed by black metal railings.

Double Garage 17'5" x 16'11" (5.32m x 5.16m)

Twin up and over doors. Power and light connected. Window and pedestrian door to side. Boiler.

Property Postcode

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

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: Mains
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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited 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: C72

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

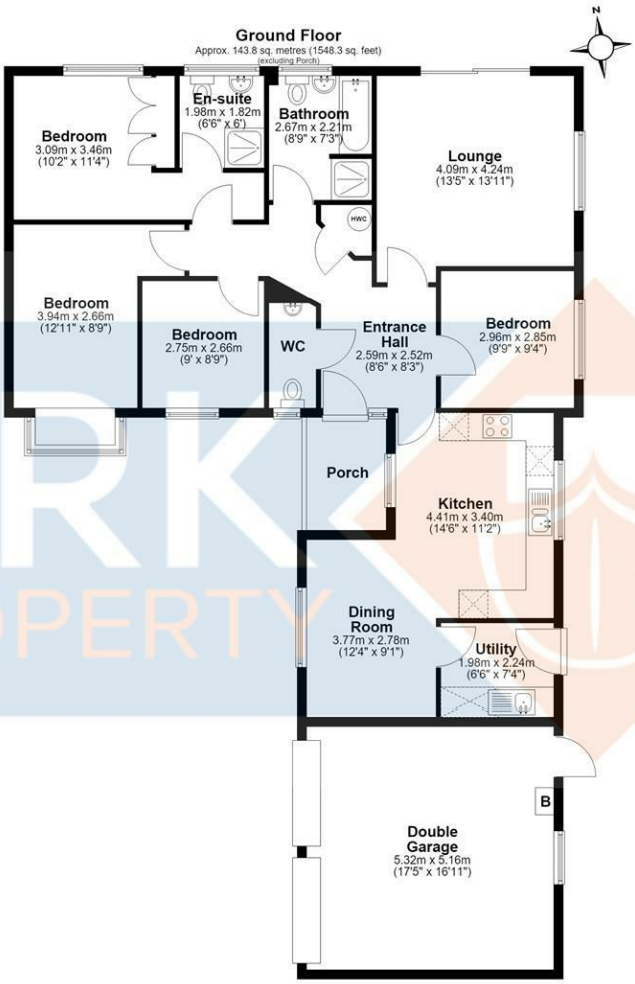
We can also offer full Financial and Solicitor services.

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.

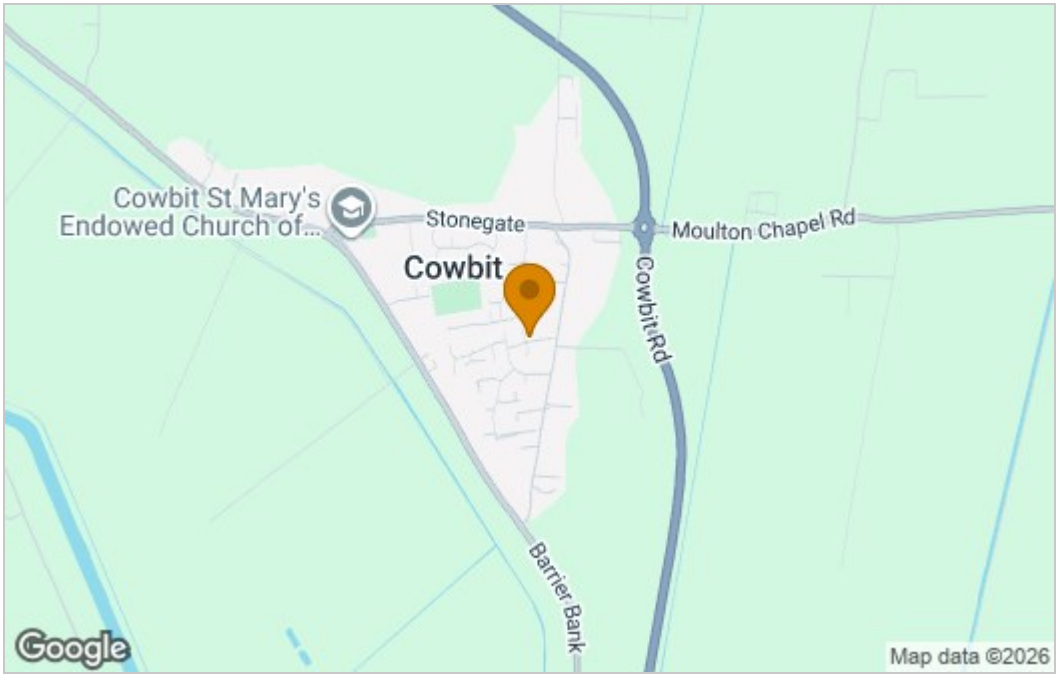
Floor Plan



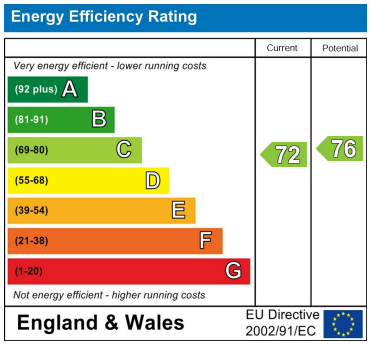
Total area: approx. 143.8 sq. metres (1548.3 sq. feet)

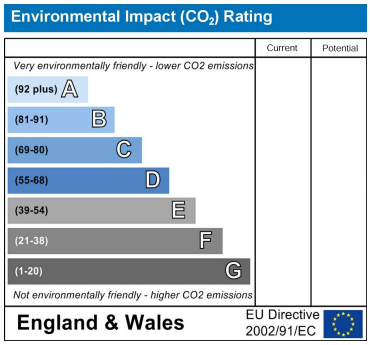
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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