



Plot 4 Mill Drove South, Cowbit, PE12 6FS

£360,000

- Brand New Build
- Four bedrooms
- Open plan kitchen and family room
- Ideal family home
- Unique design
- Formally the old engine shed
- Popular village setting
- Ample off road parking to front
- Large rear garden
- Must view to be appreciated

The Old Engine Shed – Character, Charm & Contemporary Living!

A truly unique home with a story to tell! The Old Engine Shed has been tastefully renovated, retaining the quirky character and charm of this distinctive building while creating a beautiful and practical family home.

Inside, the thoughtfully designed layout offers a fantastic open plan kitchen and living area, perfect for everyday family life and entertaining, along with a handy and versatile snug just off the main space.

Upstairs, you'll find four bedrooms, each with its own charm and some lovely quirky features that make this property stand out from the crowd.

Outside, the property continues to impress with ample off road parking and a generous rear garden, offering plenty of space to relax and enjoy.

A home full of personality, beautifully finished and ready to be discovered!

Book your viewing today – this is one you won't want to miss!

Entrance Hall 9'10" x 9'10" (3.00m x 3.01m)



Composite door to front with full height glazed side panels. Stairs to first floor. Built in storage cupboard.

Cloakroom



Window to front. Toilet. Wash hand basin. Extractor fan.

Open Plan Living Area 17'5" x 24'0" (5.32m x 7.33m)



Two windows to rear. French doors with glazed side panels to side.

Kitchen



Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Built in Cold Sense Integrated 70/30 Fridge Freezer, Integrated AirDry Dishwasher, Cold Sense Integrated 70/30 Fridge Freezer, Multifunction AirFry Oven with Aqua Clean, MWO Combi Microwave and Built-in Oven - Induction 4 zone induction hob, Extraction Tech Cooker Hood.

Snug 10'11" x 11'1" (3.34m x 3.38m)



Two windows to side and one to rear.

Bedroom 1 9'7" x 13'8" (2.93m x 4.19m)



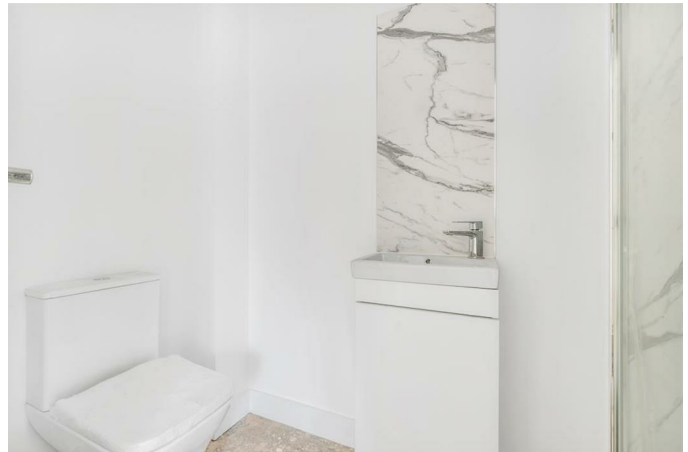
Window to rear.

Utility Room 6'3" x 7'2" (1.93m x 2.19m)



Base units with work surface over within sink and mixer tap. Space and plumbing for washing machine and tumble dryer.

En-suite

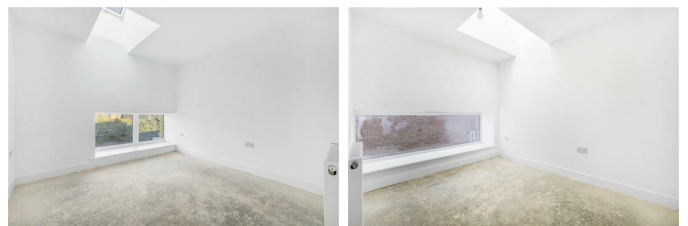


Shower cubicle with shower. Toilet. Wash hand basin. Heated towel rail. Partially tiled walls. Extractor fan.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 2 10'2" x 10'2" (3.11m x 3.12m)



Window to front.

Bedroom 3 10'2" x 10'3" (3.11m x 3.13m)



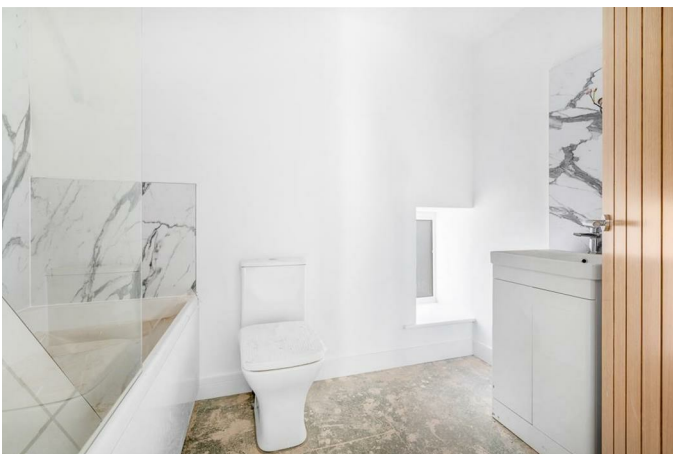
Two windows to front.

Bedroom 4 8'1" x 10'2" (2.48m x 3.11m)



Window to side.

Bathroom 8'9" x 5'6" (2.67m x 1.70m)



Window to side. Bath with mixer taps and shower attachment over. Separate shower cubicle with

shower attachment over. Wash hand basin. Toilet. Extractor fan. Partially tiled walls.

Outside



Rear: Lawn area. Patio area. Outside tap. Outside lighting.

Property Postcode

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

Additional Information

Under floor heating to the ground floor.

This property is covered by ICW warranty. www.i-cw.co.uk/

Please note as with most new build reservations a fee of £1,000 will be required at point of reservation and it goes towards the final purchase price.

External photos have been edited with AI to showcase how the property could look.

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: Newbuild - not rated yet
 Property construction: Brick built
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating, Underfloor heating to downstairs.
 Heating features: No
 Broadband: As stated by Ofcom, Standard and Superfast 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 Limited over Voice and Likely 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
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater This location is outside of a groundwater flood alert area. Reservoirs - This location is outside of a groundwater flood alert 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

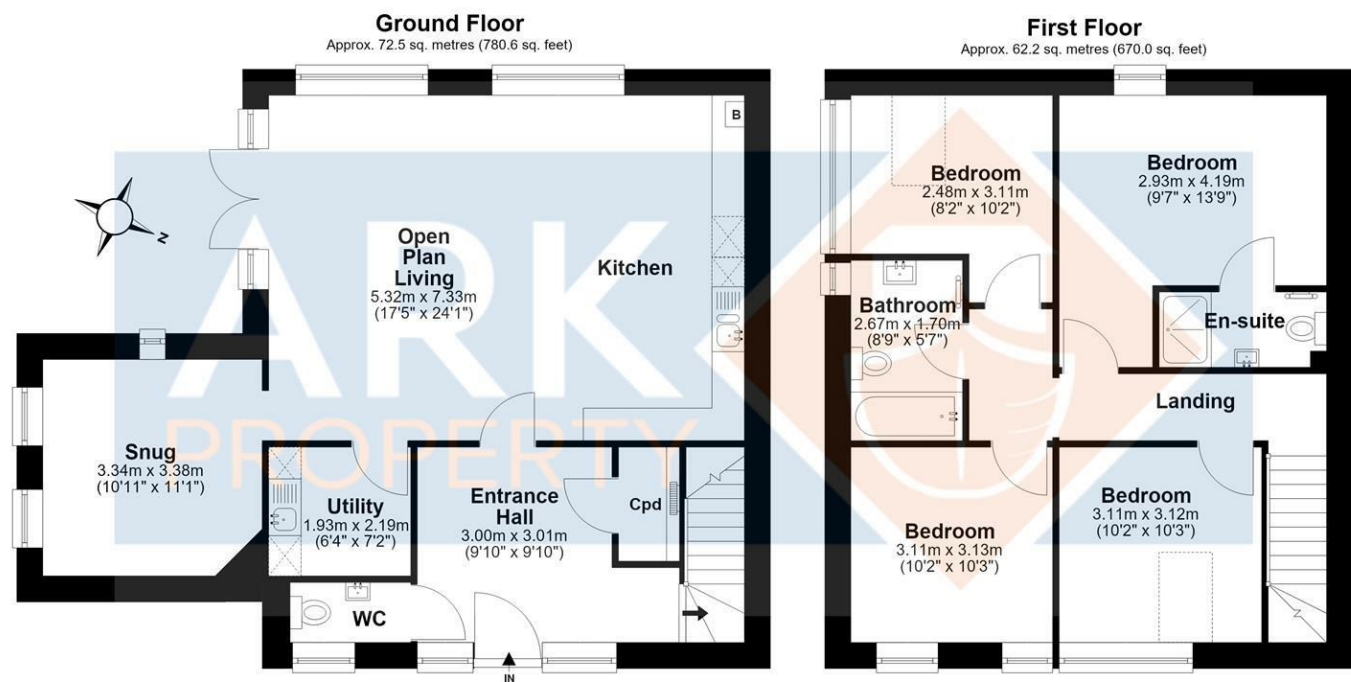
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

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. 134.8 sq. metres (1450.5 sq. feet)

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

Area Map



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Energy Efficiency Graph

