

Rosedale

16 MILFOIL LANE, COWBIT, SPALDING, PE12 6XF



£315,000

"Detached home in village location"

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL
- VILLAGE LOCATION
- DOWNSTAIRS CLOAKROOM
- DINING ROOM
- BAY FRONTED LOUNGE
- UTILITY
- DETACHED PROPERTY
- EPC ENERGY RATING D / COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Tucked away within a private enclave of just six residences, this impressive detached home boasts four double bedrooms and a well-designed layout perfect for family living.

The ground floor offers a welcoming entrance hall, a bright and spacious lounge with bay window, a dining room and kitchen/breakfast room both opening to the garden via French doors, as well as a utility room and downstairs cloakroom.

Upstairs, a generous landing leads to four double bedrooms, including a principal with en-suite, and a four piece family bathroom.

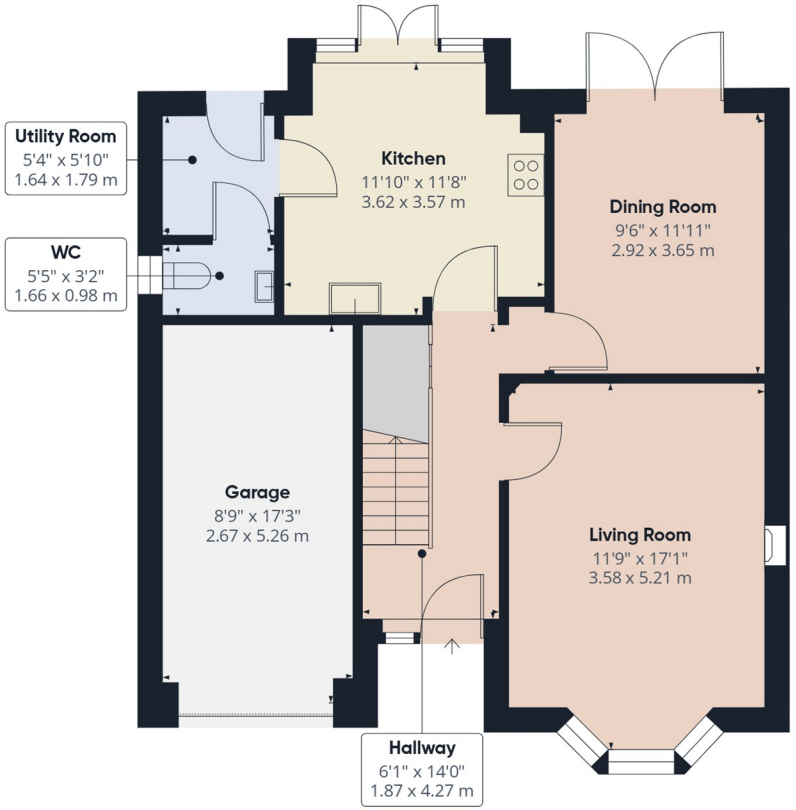
Outside, the property benefits from an integral garage, ample off road parking, and a private enclosed garden.

4 Bedrooms 2 Bathroom 2 Reception

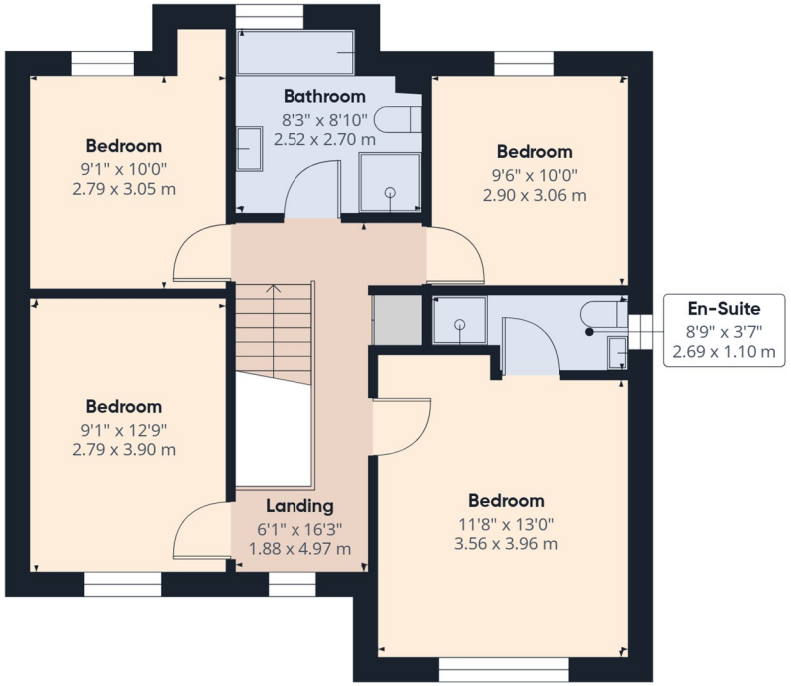








Floor 0



Floor 1



Approximate total area(1)

1382 ft²

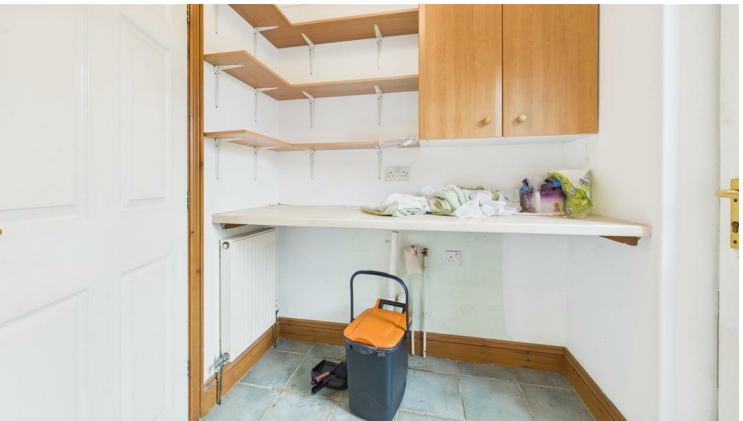
128.5 m²

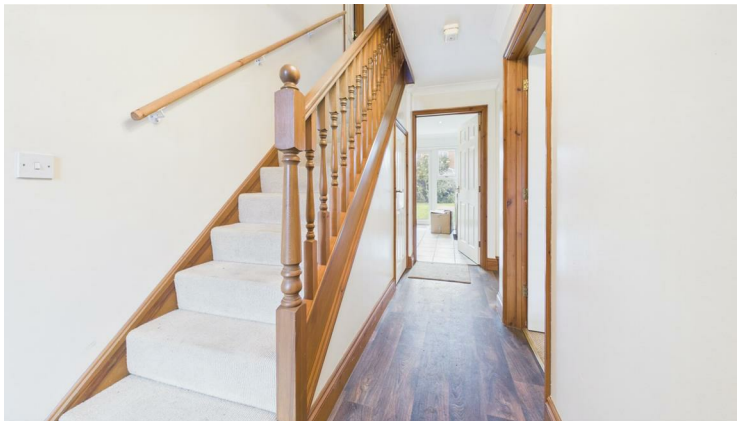
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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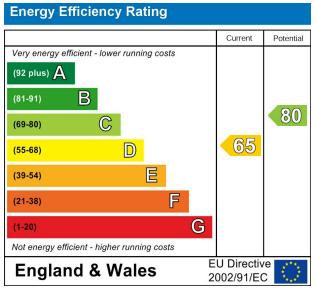


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28761426

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale

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