





23 STONEGATE

SPALDING, PE12 6AH

£343,000

FREEHOLD

FOUR-BEDROOM DETACHED FAMILY HOME | COWBIT VILLAGE | HUGE FRONTAGE | EXTENSIVE OFF-ROAD PARKING | INTEGRAL GARAGE | EN-SUITE | MULTIPLE RECEPTION ROOMS | SOUGHT-AFTER LOCATION

A substantial four-bedroom detached family home situated in the highly desirable village of Cowbit, offering spacious and versatile accommodation throughout. The property benefits from multiple reception areas, four well-proportioned bedrooms including a principal bedroom with en-suite, and generous living space ideally suited to modern family life. Externally, the property boasts an impressive frontage with extensive off-road parking and an integral garage, providing excellent facilities for multiple vehicles and additional storage. Ideally positioned in a popular semi-rural village location, with convenient access to local amenities, schools, Spalding, Peterborough and the surrounding A16 and A17 commuter routes. An excellent opportunity to purchase a substantial detached family home combining space, practicality and a convenient village setting.

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• Substantial detached family home in sought-after Cowbit • Huge front driveway providing extensive off-road parking • Spacious lounge with bay window and feature fireplace • Separate dining room with sliding doors to rear garden • Kitchen/breakfast room filled with natural light • Four well-proportioned bedrooms throughout • Large principal bedroom with en-suite shower room • Integral garage and separate utility room • Excellent access to Spalding, Peterborough, A16 and A17 • Popular village location offering semi-rural family living





Summary

FOUR-BEDROOM DETACHED FAMILY HOME | STONEGATE, COWBIT | HUGE DRIVEWAY | INTEGRAL GARAGE | EN-SUITE | TWO RECEPTION ROOMS | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | SOUGHT-AFTER VILLAGE LOCATION

Sedge Estate Agents are delighted to offer for sale this substantial four-bedroom detached family home, situated in the highly sought-after village of Cowbit. Occupying an impressive plot with a particularly generous frontage and extensive off-road parking, this spacious property offers versatile family accommodation, an integral garage and excellent access to Spalding and the surrounding road network.

GROUND FLOOR

The property is approached via a welcoming entrance hallway, leading through to the generous ground-floor accommodation.

The spacious lounge measures approximately 5.44m x 3.76m and features an attractive front-facing bay window and fireplace, creating a comfortable and inviting living space. The room has an open-plan feel into the dining area, making it ideal for family living and entertaining.

The separate dining room benefits from sliding doors overlooking the rear garden and provides an excellent space for family meals and social occasions.

The kitchen/breakfast room enjoys plenty of natural light from its rear-facing windows and bay window, offering a practical space for everyday cooking and dining.

Further ground-floor accommodation includes a separate utility room, convenient downstairs WC and internal access to the integral garage.

FIRST FLOOR

To the first floor are four well-proportioned bedrooms, offering excellent accommodation for growing families.

The principal bedroom is particularly spacious, measuring approximately 5.00m x 3.68m, and benefits from fitted storage and its own en-suite shower room.

Bedroom three is another impressive room, measuring approximately 4.50m x 4.29m, while bedrooms two and four provide further versatile accommodation for family members, guests or home working.

A well-appointed family bathroom completes the first-floor accommodation.

OUTSIDE

One of the property's standout features is its impressive frontage, set back from the road behind a substantial driveway providing extensive off-road parking for multiple vehicles, together with access to the integral garage.

To the rear, the property benefits from a private garden, offering an excellent outdoor space for family activities, relaxing and entertaining.

LOCATION

Stonegate is situated within the popular village of Cowbit, offering a pleasant semi-rural setting while remaining conveniently positioned for access to Spalding, Peterborough and surrounding towns.

The village is well placed for access to the A16 and A17 road networks, providing convenient routes towards Peterborough, Boston and King's Lynn. Spalding town centre offers a wider range of shops, supermarkets, schools, restaurants, leisure facilities and everyday amenities, together with railway services providing connections towards Peterborough and onward routes to London.

SUMMARY

Combining four bedrooms, a spacious lounge, separate dining room, kitchen/breakfast room, utility room, downstairs WC, en-suite facilities, integral garage and extensive off-road parking, this is a substantial detached family home offering excellent space and practicality.

With its generous frontage, versatile accommodation and sought-after village location, this property is an excellent opportunity for families seeking a spacious home with convenient access to nearby towns and commuter routes.

Early viewing is highly recommended to fully appreciate the accommodation, plot and location on offer.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band D

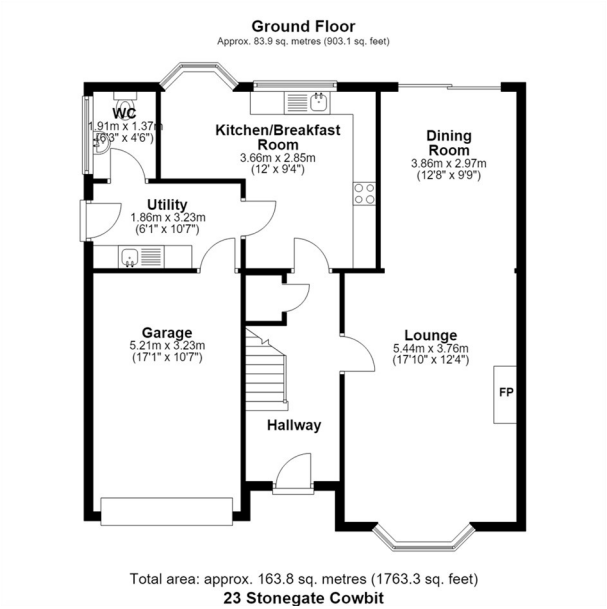
Viewings – By Appointment Only

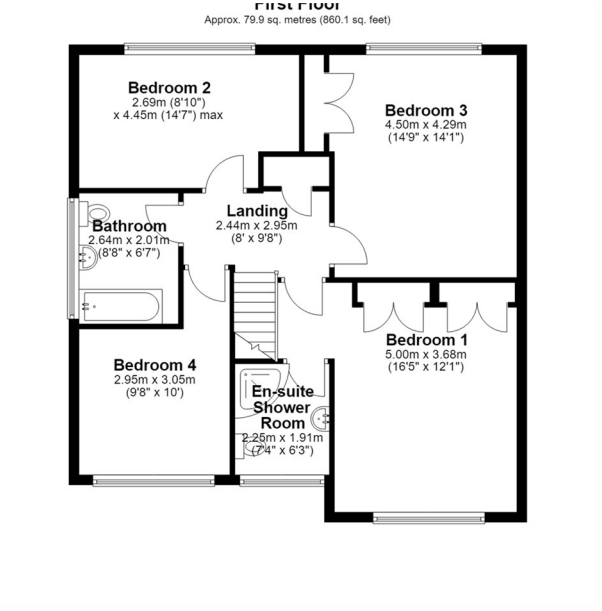
Floor Area – sq ft

Tenure – Freehold

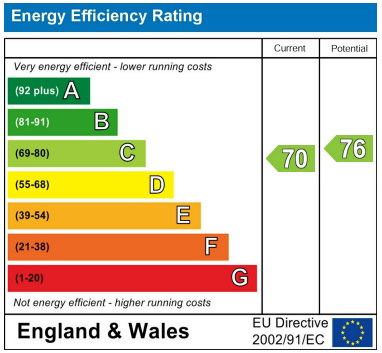












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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