



23 STONEGATE

SPALDING, PE12 6AH

£350,000
FREEHOLD

A substantial detached family home positioned within the highly desirable village of Cowbit, offering spacious accommodation throughout, a huge frontage with extensive off-road parking, and excellent access to Spalding, Peterborough and surrounding commuter routes. This impressive property features multiple reception areas, four well-proportioned bedrooms including an en-suite to the principal bedroom, integral garage, and generous family living space ideal for modern lifestyles. Situated in a sought-after semi-rural location whilst remaining convenient for local amenities, schools and transport links, this is a fantastic opportunity to acquire a large family home in a prime village setting.

23 STONEGATE

- 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

Situated within the highly sought-after village of Cowbit, this substantial detached family home on Stonegate offers generous living accommodation throughout, a huge frontage with extensive off-road parking, and excellent access to Spalding, Peterborough and the surrounding road links. Positioned in a pleasant residential setting, the property combines village living with convenience, making it ideal for families and commuters alike.

Cowbit remains one of the area's most desirable villages, offering a semi-rural lifestyle whilst still being within easy reach of Spalding town centre, local schools, amenities and transport connections. Excellent commuting routes via the A16 and A17 provide straightforward access towards Peterborough, Boston, Kings Lynn and beyond, whilst nearby train services from Spalding offer direct rail links towards Peterborough and London connections.

The property itself is impressive from the outset, set back from the road behind a huge driveway providing ample parking for multiple vehicles alongside access to the integral garage. Internally, the home offers spacious and versatile accommodation ideal for modern family life.

The welcoming entrance hallway leads through to a generous lounge measuring 5.44m x 3.76m, featuring a bay window to the front elevation, fireplace and

open-plan feel into the dining space, creating an excellent entertaining area. The dining room enjoys sliding doors overlooking the rear garden and flows through to the kitchen/breakfast room, fitted with windows and bay window to the rear allowing plenty of natural light.

Further ground floor accommodation includes a separate utility room, downstairs WC and integral garage.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom measures an impressive 5.00m x 3.68m and benefits from fitted storage along with an en-suite shower room. Bedroom three is another exceptionally spacious room at 4.50m x 4.29m, whilst bedrooms two and four provide further excellent family accommodation. A well-appointed family bathroom completes the first floor.

Externally, the rear garden offers a private space ideal for families and entertaining, whilst the substantial frontage and large driveway help set this home apart from many others within the area.

This is a fantastic opportunity to acquire a large family home in one of the area's most popular village locations, offering space, convenience and excellent potential for long-term family living.

23 STONEGATE





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23 STONEGATE

ADDITIONAL INFORMATION

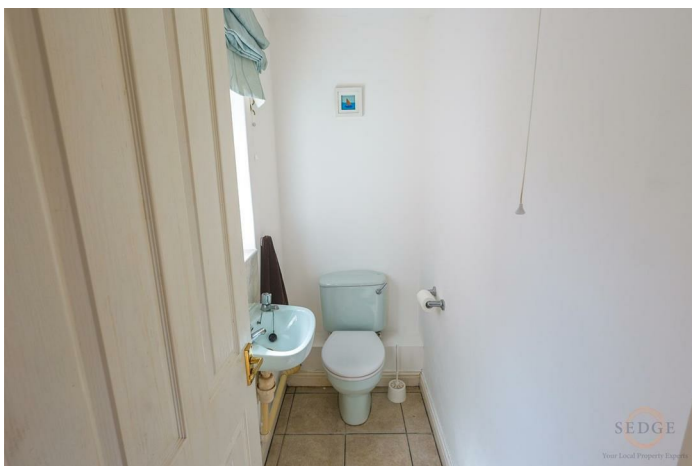
Local Authority – South Holland

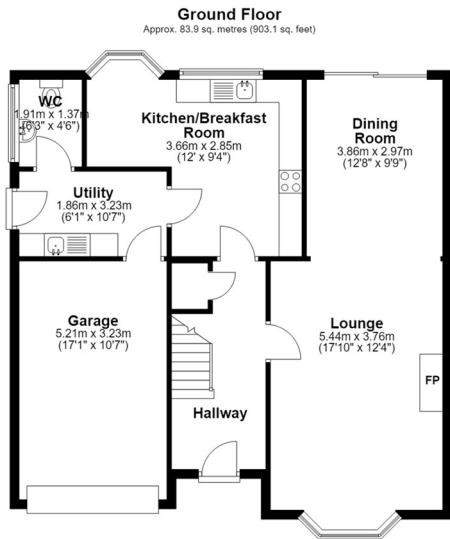
Council Tax – Band D

Viewings – By Appointment Only

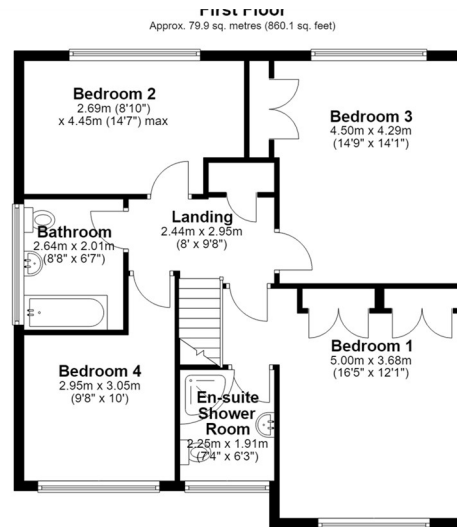
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 163.8 sq. metres (1763.3 sq. feet)
23 Stonegate Cowbit



| 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 |

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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