



## 35 COWBIT ROAD

SPALDING, PE11 2RQ

**£485,000**  
**FREEHOLD**

This impressive Edwardian home overlooking the River Welland offers spacious and flexible accommodation across two floors, including four bedrooms, two bathrooms, and multiple reception rooms. Featuring period character, a double garage, and ample parking, the property includes private gardens that are currently overgrown but present an exciting opportunity to create a beautiful outdoor space. Ideal for families or anyone seeking a home with character and potential, early viewing is highly recommended.

# 35 COWBIT ROAD

- Edwardian property with river views • Four bedrooms including master with en-suite • Spacious lounge and separate snug room • Kitchen and utility room • Ground floor shower room and family bathroom upstairs • Double garage and multiple off-road parking spaces • Private rear garden with scope for landscaping • Large loft/storage room with potential • Original period features throughout • Convenient location near town amenities and schools



## Hallway

Stairs, door to:

## Description

35 Cowbit Road – Edwardian Elegance with Character & Potential

### Key Features

Handsome Edwardian Property  
Overlooking the River Welland

Double Garage & Ample Off-Road  
Parking

Four Bedrooms, En-Suite, Family  
Bathroom & Ground Floor Shower Room

Spacious Living Areas & Period Features

Private Rear Garden – Currently  
Overgrown but Full of Potential

Viewing Highly Recommended

### Full Description

Set in an enviable position with attractive views over the River Welland, this imposing Edwardian home offers generous proportions, a wealth of period charm, and an exciting opportunity to create your dream family home. With overgrown yet private gardens to the rear, multiple reception spaces, and four well-sized bedrooms, this is a home that can be enjoyed as is or enhanced further to suit your lifestyle.

### Accommodation

#### Entrance Hallway

A grand and welcoming hallway with characterful features, high ceilings and an elegant staircase – setting the tone for the rest of the home.

#### Lounge / Dining Room

An impressive split-level room with space for relaxing and entertaining. Large windows to both the front and rear bring in plenty of natural light, and a feature fireplace creates a warm focal point.

#### Snug / Sitting Room

A cosy second reception room ideal as a reading lounge, home office, or quiet

retreat. Includes another charming fireplace and window to the side.

#### Kitchen

Offers scope for a well-equipped space with a range of fitted units or integrated appliances. Offers scope to modernise or reimagine to suit contemporary tastes.

#### Utility Room

A generous utility area with excellent storage and access to the garden. Perfect for laundry, pantry use or additional kitchen prep space.

#### Shower Room

Convenient ground floor shower room with WC, vanity basin and walk-in shower – great for guests or busy mornings.

#### First Floor

##### Master Bedroom

A spacious principal bedroom with a bay window to the front and its own private en-suite. Elegant details and great natural light make this a relaxing retreat.

##### En-Suite Shower Room

Well-appointed with a fitted shower, vanity basin, WC and ample storage.

##### Bedroom Two

A generous double bedroom overlooking the rear garden. Includes fitted vanity area and subtle period touches.

##### Bedroom Three

A comfortable double room with fitted storage and window to the side – ideal as a guest room or children’s bedroom.

##### Bedroom Four

A cosy single bedroom, home office or nursery. Offers views to the side and flexible potential.

##### Family Bathroom

A sizeable bathroom with a four-piece suite including twin basins, bath, and separate shower. A great space for busy family life.

##### Loft / Storage Room

A large, fully boarded loft room with lighting – ideal for storage or hobby use, and possibly suitable for conversion (STP).

#### Outside

##### Front Garden & Driveway

Block paved driveway with lawned frontage and mature planting. Offers excellent kerb appeal and parking for several vehicles.

##### Double Garage

Two generous garage spaces with lighting, power, and useful storage features. A rare bonus for car enthusiasts or tradespeople.

##### Rear Garden

Currently overgrown but full of charm, the rear garden offers a private and peaceful setting with huge potential to be transformed into something truly special. There’s a patio area, established planting, a workshop, and a log store – perfect for those with vision and green fingers.

#### Location

Ideally positioned for riverside walks, town amenities and local schools, this home combines character, space, and potential in one of Spalding’s more scenic spots.

## Sitting Room

Window to side, door to:

## Kitchen/Breakfast Room

Window to side, door to:

## Utility

Window to side, rear stairs, door to:

## Shower Room

Window to side.

## Lounge/Diner

Window to rear, bay window to front, door to:

## Double Garage

FourUp and over door, two doors.

## Bathroom

Two windows to side, door to:

## Airing Cupboard

Bi-fold door, door to:

Door to:

Storage cupboard, door to:

## Bedroom 4

Window to side, door to:

## Bedroom 3

Window to side, door to:

## Bedroom 2

Window to rear, door to:

## Bedroom 1

Bay window to front, door to:

## En-suite Shower Room

Window to front, door.

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

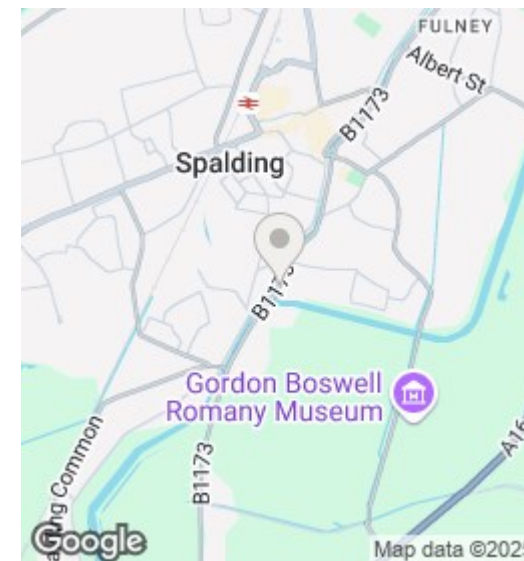
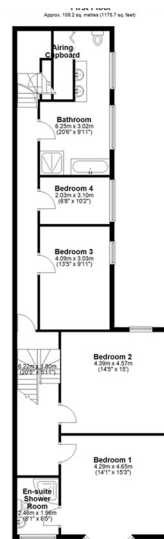
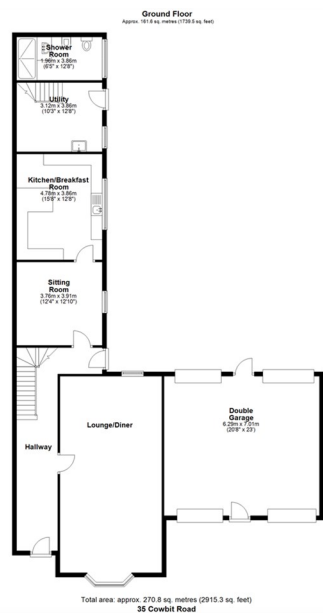
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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