

## 49 BACKGATE SPALDING, PE12 6AP

**£495,000**  
**FREEHOLD**

Welcome to this charming detached bungalow located in the picturesque village of Cowbit, Spalding. This spacious property boasts five bedrooms and three bathrooms, providing ample space for a growing family or those who love to entertain guests.

Situated in a peaceful village location, this bungalow offers a tranquil retreat from the hustle and bustle of city life. The property features a modern kitchen, perfect for whipping up delicious meals for your loved ones. With a self-contained annexe, there is potential for a home office, guest accommodation, or even a rental opportunity.

One of the standout features of this property is the parking space for up to five vehicles, ensuring that you and your guests will never have to worry about finding a spot to park. The large bungalow provides plenty of room for relaxation and recreation, making it an ideal place to call home.



# 49 BACKGATE

• Large Plot • Desirable Village

Location • Adjoining Annexe • 4 Bedroom

Bungalow plus 1 Bedroom

Annexe • Ample Off Road

Parking • Chain Free • Modern

Kitchen • Three Bathrooms



## Entrance Hall

Two windows to front, door to self contained annexe, opening to kitchen/diner and double doors to lounge - ceiling lights and tiled floor

## Kitchen/Dining Room

Very large and well appointed kitchen with modern matching base and eye level units - integrated high level ovens x2, microwave, coffee maker, space and plumbing for washing machine and fridge-freezer, double French doors to private garden, inset ceiling lights and tiled floor

## Lounge

Window to front, open plan very large room with ceiling light, radiator, gas fire set in feature surround, laminate flooring

## Dining Room

Window to side and front elevations, ceiling light, laminate flooring - ample space for entertaining guests

## Inner Hallway

Ceiling lights, tiled floor, doors to:

## Master Bedroom

Window to front, ceiling light, radiator, laminate flooring

## Bedroom 2

Window to side, ceiling lights, radiator, laminate flooring

## Bedroom 3

Window to side, ceiling light, radiator, laminate flooring

## Family Bathroom

Window to rear, ceiling light, storage cupboard, fully tiled room with matching suite - bath with shower over and screen, low level WC and hand wash basin

## STAIRS TO FIRST FLOOR

## Oversized Studio / Bedroom 4

Window to rear, open plan, with sitting room area followed by door to bedroom with window to rear, ceiling light, radiator and carpet flooring

## FIRST FLOOR BATHROOM

Matching suite comprising bath, low level WC and wash basin with tiled floor

## Annexe Hallway

Internal hallway off main house entrance, ceiling light and tiled floor, door to:

## Annexe Lounge

Ceiling lights, radiator, double French UPVC doors to rear private garden, laminate flooring - very large and light room, opening to utility area and kitchen

## Annexe Bedroom

Window to front, ceiling lights, radiator, laminate flooring

## Annexe Utility Area

Space and plumbing for washing machine and fridge-freezer, tiled floor

## Annexe Kitchen

Matching modern base and eye level units, space and plumbing for cooker, ceiling light and tiled floor

## Annexe Bathroom

Window to side elevation, heated towel rail, tiled room with bath, shower cubicle, low level WC and wash basin

# 49 BACKGATE







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## 49 BACKGATE

### ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band B

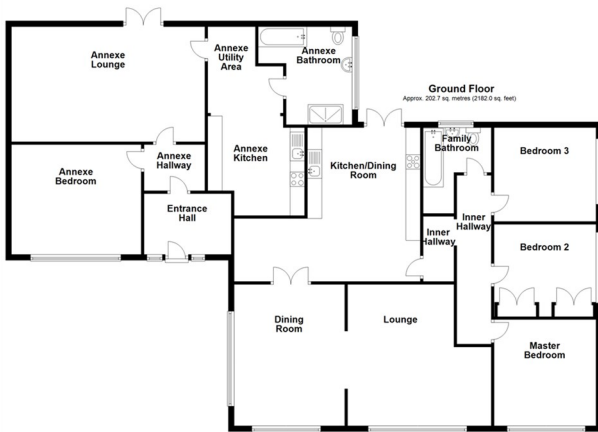
**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

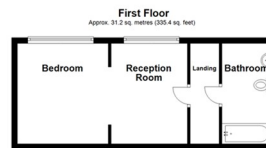
**Tenure** – Freehold







Total area: approx. 233.9 sq. metres (2517.4 sq. feet)  
49 Backgate, Cowbit



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>		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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