



Croft House, 98 Stonegate, Spalding, PE12 6AH

£489,995

FIVE BEDROOM DETACHED FAMILY HOME situated in the village of Cowbit. Croft House has been recently extended by the current owners providing further living and entertaining space within. Comprising of entrance hallway, living room, dining room, open plan kitchen and family room, utility room, cloakroom and a further reception room currently being used as a games room. The first floor offers family bathroom, five generous sized bedrooms with the master comprising of en-suite. Mature and well-maintained wrap around garden with extensive off road parking to the front and oversized garage.

Call today to get your viewing booked in!

Entrance Porch

Arched brick front entrance porch with tiled step and part obscure glazed door.

Entrance Hall 10'2" x 9'1" (3.11m x 2.77m)

Herringbone Parquet style flooring. Stairs to first floor with understairs cupboard. Doors to living room, dining room and kitchen dining family room.

Living Room 11'7" x 24'9" (3.54m x 7.56m)



PVCu double glazed windows to front and side. Cast iron open fireplace with cast iron hearth and wooden surround. Built in alcove storage with integral lighting. Skimmed ceiling.



Dining room 12'5" x 12'0" (3.80m x 3.67m)



Log burner set within original fireplace with decorative timber surround and raised hearth. Radiator. Picture rail. Ceiling light. Display shelves.

Open Plan Kitchen Diner and Family Area 27'0" x 21'7" max (8.25m x 6.60m max)



Open plan living comprising flexible kitchen dining and living space. Refitted kitchen with a matching range of base and full height units with island. Worktop space with tiled splashback. Rangemaster cooker set in arched recess, 1 1/2 bowl composite sink with chrome mixer tap over, space for fridge freezer, space for dishwasher. Skimmed ceiling with recessed ceiling spotlights, opening to utility room.



Utility 11'1" x 6'0" (3.40m x 1.84m)

Fitted base units with worktop space, space for American fridge freezer, washing machine and tumble dryer.

Cloakroom

Two piece suite comprising low level WC and bracket hand basin with mixer tap, ceiling light.

Landing 19'7" x 3'8" (5.97m x 1.12m)



With doors to bedrooms and bathroom.

Bedroom One 12'3" x 11'11" (3.74m x 3.65m)



UPVC window to side, skimmed ceiling, picture rails, radiator, door to:

Ensuite 8'11" x 4'9" (2.73m x 1.47m)



Fitted with a three piece suite comprising oversize shower cubicle with glass sliding door and mains shower over.

Bedroom Two



PVCu double glazed windows to front and side, radiator.

Bedroom Three 13'9" x 12'0" (4.20m x 3.66m)



PVCu double glazed windows to side and rear, radiator.

Bedroom Four 10'6" x 12'11". (3.22m x 3.95.)



Bedroom Five 7'9" x 9'4" (2.37m x 2.86m)

Bathroom 5'3" x 8'10" (1.61m x 2.71m)



Garage 16'8" x 11'4" (5.09 x 3.46m)

Rear Garden



Property Postcode

For location purposes the postcode of this property is: PE12 6AH

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

PLEASE NOTE:

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Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

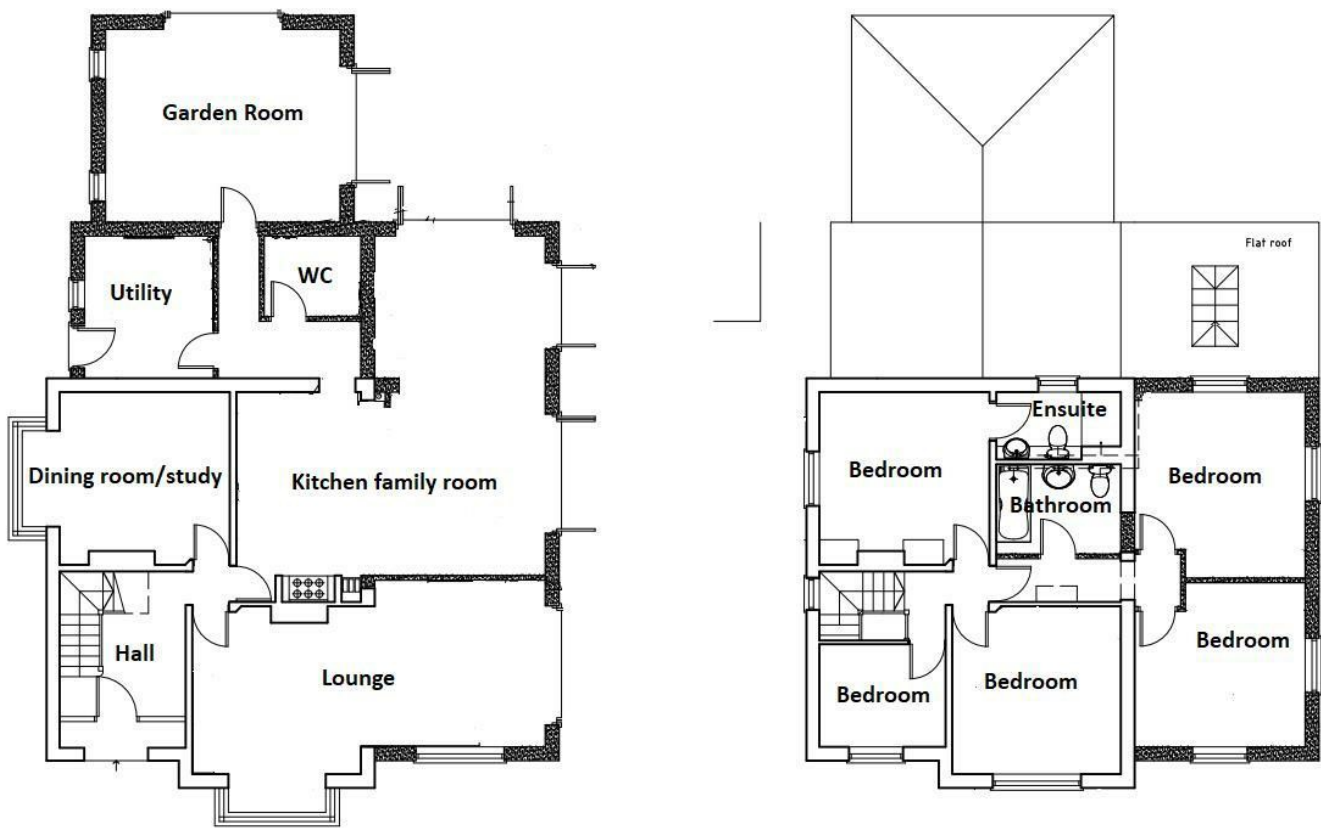
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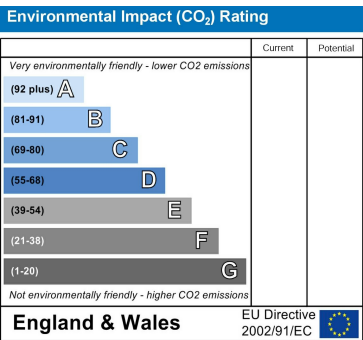
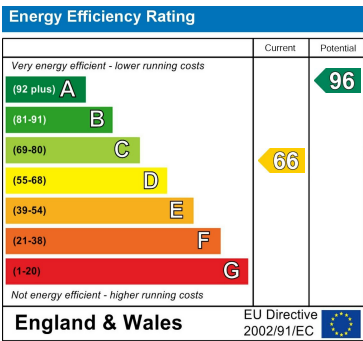
Floor Plan



Area Map



Energy Efficiency Graph



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