



# Vicarage Close Spalding

**For sale**  
**£1,400 per**

A beautifully presented four-bedroom family residence, positioned within the sought-after village of Cowbit. The property offers a welcoming and spacious entrance hallway, leading to a downstairs cloakroom, a well-appointed breakfast kitchen, a separate dining room, and a generously proportioned lounge.

The first floor features a master bedroom with en-suite facilities, three further spacious bedrooms, and a family bathroom, providing flexible and comfortable accommodation throughout.

Externally, the property enjoys an attractive frontage with a neatly maintained lawn, a quadruple garage, and a private driveway complete with an electric vehicle charging point. To the rear, a fully enclosed garden offers a secure and peaceful outdoor space, with direct access to the garage via a personnel door.



| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.