

Geoffrey & Collings Co

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Offers in the region of £249,500 Freehold



16 Eastgate Gardens, Fleet Hargate, Holbeach, Lincolnshire, PE12 8NP

Offered with vacant possession and no forward chain - An immaculately presented 3-bedroom detached house situated in a friendly cul-de-sac in the village of Fleet Hargate. With a nursery and primary school nearby, and views over the cared-for community playing field at the rear, this property is bound to appeal to a young family wanting the convenience of these amenities whilst not being in a busy town.

Downstairs, this delightful property boasts a spacious kitchen/diner with integrated appliances, a lovely setting in which the family can gather and talk about their days whilst enjoying an evening meal, and a bright-and-airy living room with French doors onto the garden providing ample space for all of the family to gather in. The downstairs cloakroom is a welcome addition for a busy family too.

Upstairs, you'll find 2 double bedrooms, the master benefitting from fitted wardrobes, and a further single bedroom, as well as a well-appointed shower room.

Outside, to the front of the property is a lawned garden with a gravel driveway which provides ample off-road parking for residents and visitors, with further space in the garage if desired. The fully-enclosed rear garden is laid mostly to lawn, with a patio area perfect for siting an outside dining table or comfy chairs from which views of the playing field and park can be enjoyed.

Holbeach, a small but busy market town, is approximately 2.5 miles away and has a good range of facilities to include local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and frequent services to the North, Scotland, and other regional areas. The larger market town of Spalding is approximately a 19-minute drive away and also provides a variety of local shops, schools and entertainment including pubs, restaurants and a market held every Tuesday.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to the front. uPVC double-glazed privacy window to the front. Radiator. Heating thermostat. Single power-point. Tile flooring

Cloakroom

4'6" x 2'10" (1.38m x 0.88m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the side. 2-piece suite comprising of a wall-mounted hand basin and a low-level WC. Tile flooring.

Kitchen/Diner

13'10" x 15'7" (max) (4.22m x 4.76m (max))

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. uPVC double-glazed window to the side. Fitted range of gloss wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl composite sink and drainer with a stainless steel mixer tap. 'Flavel' oven with a 'Flavel' gas hob and an extractor fan over. Integrated 'Beko' washing machine. Integrated fridge and freezer. 'Wall-mounted 'Worcester' gas fired boiler concealed in full-height cupboard. Understair storage cupboard. Radiator. 2 x single power-points. Double power-point. Additional points for appliances. Tile flooring. Carpeted stairs to the first floor.

Living Room

15'7" x 15'7" (4.76m x 4.76)

Coved ceiling. Ceiling light. uPVC double-glazed French doors to the rear. uPVC double-glazed window to the rear. 2 x wall lights. Gas fire set in a stone surround on a marble hearth with a wooden mantle and coordinating TV and display stands. Radiator. 3 x double power-points. Single power-point. TV point. Carpet flooring.

Landing

Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double-glazed window to the side. Airing cupboard measuring approximately 0.85m x 0.71m which houses a hot water cylinder and shelving. Single power-point. Carpet flooring.

Bedroom 1

15'7" (max) x 9'10" (4.76m (max) x 3.02m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Light pull cord. Fitted wardrobes providing hanging space and shelving with matching bedside units. Radiator. 2 x single power-points. TV point. Carpet flooring.

Bedroom 2

12'9" x 8'8" (3.89m x 2.65m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x single power-points. TV point. BT point. Carpet flooring.

Bedroom 3

9'3" x 6'9" (2.82m x 2.07m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Single power-point. Carpet flooring.

Shower Room

8'7" (max) x 6'9" (max) (2.63m (max) x 2.07m (max))

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a vanity WC and hand basin unit with storage cupboards and a shower cubicle with an aqua board splashback and a wall-mounted 'Triton' electric shower. Heated towel rail. Part-tiled walls. Tile flooring.

Garage

17'6" x 7'10" (5.35m x 2.40m)

Up-and-over metal garage door to the front. uPVC double-glazed window to the rear. uPVC door to the rear. Wall-mounted consumer unit. Light and double power-point.

Outside

To the front of the property is a lawned garden with a gravel driveway which extends down the side of the property providing off-road parking for 3 vehicles, with further space in the garage if desired. Metal double-gates to the side of the property allow access to the rear garden.

The fully-enclosed rear garden is laid mostly to lawn, with a patio area perfect for siting an outside dining table or comfy chairs from which views of the playing field and park can be enjoyed. The garden benefits from a storage shed.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Mobile Phone Signal

Mobile phone signal can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 1.5 miles. At the roundabout, take the 3rd exit onto the A17. Continue for 0.9 miles and turn left onto Fleet Hargate, then immediately right onto Old Main Road. In 0.2 miles, turn left onto Eastgate, and take the first left onto Eastgate Gardens. Turn right to stay on Eastgate Gardens where the property is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
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Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.