

# LONG SUTTON

Don't miss out!

outside furniture.

On the first floor is the super-size master bedroom with a feature reclaimed pallet clad wall, a second king-size bedroom complete with built-in wardrobes, as well as a single bedroom. The bedrooms are all served by a family bathroom with its 'jacuzzi' bath that will likely appeal to anyone seeking relaxation after a busy day.

On the ground floor is the bright and airy entrance hall is the heart of the home, and for stockpilers, the walk-in pantry will be a delight. Off the kitchen is the dining room, from where you can head through to the sun-filled conservatory; all of the family can easily gather and then seamlessly flow outside if desired. The convenient utility room provides space to shut away the laundry when there aren't enough hours in the day, and the boot room will be a welcomed space in which to kick off shoes and hang up coats. Completing the extensive ground floor accommodation is a shower room which will reduce the inevitable bathroom scramble.

Inside, off the bright and airy entrance hall is the contemporary fitted kitchen is the heart of the home, and for stockpilers, the walk-in pantry will be a delight. Off the kitchen is the dining room, from where you can head through to the sun-filled conservatory; all of the family can easily gather and then seamlessly flow outside if desired. The convenient utility room provides space to shut away the laundry when there aren't enough hours in the day, and the boot room will be a welcomed space in which to kick off shoes and hang up coats. Completing the extensive ground floor accommodation is a shower room which will reduce the inevitable bathroom scramble.

Set on a generous plot, this charming 3-bedroom semi-detached home offers an exceptional opportunity for buyers seeking a property that retains character features such as high ceilings and generously proportioned rooms, whilst being equipped for modern family living. The current owners have undertaken a refurbishment and reconfiguration programme, including new windows, new kitchen, and a partial garage conversion.

## 2 Field House Cottages Old Main Road, Fleet Hargate, Lincolnshire, PE12 8LL

Offers in the region of £280,000 Freehold



#### Entrance Hall

Coved ceiling. Decorative ceiling rose. Ceiling light. Smoke detector. Composite door with inset double-glazed privacy windows to the front. uPVC double-glazed window to the side. Radiator. Double power-point. BT point. Wood-effect laminate flooring.

#### Living Room

13'5" x 11'11" (4.10m x 3.65m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Coal-effect gas fire (disconnected, so used for decorative purposes only) on a marble hearth with a coordinating surround and a wooden mantle over. Radiator. 4 x double power-points. Wood-effect laminate flooring.

#### Kitchen

16'2" x 8'8" (min) (4.94m x 2.65m (min))

Coved ceiling. 2 x ceiling lights. Loft hatch with fitted loft ladder. 2 x uPVC double-glazed windows to the rear. Fitted base units comprising cupboards and drawers with a worktop over and a tiled splashback. Composite sink and drainer with a mixer tap. Integrated dishwasher. Space for a freestanding range-style gas cooker. Under-stair storage cupboard with light. Radiator. 4 x double power-points. Tile flooring.

#### Pantry

5'3" x 3'0" (1.62m x 0.92m)

Ceiling light. Double power-point. Shelving. Tile flooring.

#### Utility Room

6'5" x 6'5" (1.97m x 1.96m)

Ceiling light. uPVC double-glazed privacy window to the front. Fitted base units with a worktop over and tiled splashbacks. Undercounter space and plumbing for a washing machine. Undercounter space for a tumble dryer. Space for an American-style fridge-freezer. Wall-mounted gas-fired 'Vaillant' combi-boiler. Wall-mounted consumer unit (installed 3.5 years ago). Tile flooring.

#### Dining Room

13'5" x 11'3" (4.11m x 3.44m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed french doors with matching side panels to the rear Conservatory. Radiator. 3 x double power-points. Wood-effect laminate flooring.

#### Conservatory

10'9" x 12'10" (max) (3.29m x 3.92m (max))

Part brick, part uPVC double-glazed construction with french doors to the side and a polycarbonate apex roof. Fan light. Double power-point. Wood-effect laminate flooring.

#### Boot Room

12'5" x 8'8" (3.80m x 2.65m)

Ceiling light. uPVC double-glazed privacy window to the rear. Wooden privacy-glazed stable door to the side. Fitted tall storage cupboards. Wall-hung electric radiator. Double power-point. Tile flooring.

#### Shower Room

6'5" x 5'6" (1.96m x 1.69m)

Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a vanity basin unit and a shower cubicle with a wall-mounted 'Mira' electric shower. Fully tiled walls. Heated towel rail. Tile flooring.

#### Landing

Decorative ceiling rose. Ceiling light. Loft hatch providing access to the partially boarded loft with light. Smoke detector. uPVC double-glazed window to the side. Storage cupboard measuring approximately 0.90m x 0.46m. Single power-point. Carpet flooring.

#### Bedroom 1

13'3" x 11'3" (4.05m x 3.45m )

Ceiling light. uPVC double-glazed window to the rear. Feature reclaimed pallet clad wall. Radiator. 3 x double power-points. Wood-effect laminate flooring.

#### Bedroom 2

12'0" x 10'3" (to wardrobes) (3.67m x 3.14m (to wardrobes))

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Built-in wardrobes providing hanging space with shelving over. Additional full-height storage cupboard with fitted shelving. Radiator. 2 x double power-points. Carpet flooring.

#### Bedroom 3

8'11" (max) x 8'0" (2.74m (max) x 2.44m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Fitted wall-to-wall shelving unit. Over-stair storage cupboard measuring approximately 0.99m x 0.54m. Radiator. 4 x double power-points. Wood-effect laminate flooring.

#### Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a vanity WC, a vanity basin with a mixer tap and an L-shaped 'Jacuzzi' spa bath with a wall-mounted shower head over. Fully tiled walls. Heated towel rail. Tile flooring.

#### Outside

Through the gated opening in the hedged front boundary, is a gravelled driveway providing off-road parking for multiple vehicles, with a concreted area providing an ideal base for a caravan/motorhome. The lawned front garden is private in nature, being bordered by established hedges, bushes and trees. A wooden porch with a light shelters the front door. The front garden further benefits from an outside tap.

Double pedestrian gates provide access to the side of the property and further to the rear garden. At the side of the property is a concrete pizza oven/bbq.

To the rear of the property is a fully enclosed garden, laid mostly to a low-maintenance stepped patio with raised planters. A small area, enclosed by picket fencing, is currently laid to soil but will be sown with grass seed. The summer house (detailed below) is the ideal space for keen entertainers, with its deck extending over to an extra base for siting outside furniture.

#### Summer House

12'7" x 10'5" (3.85m x 3.18m)

Wooden construction with 2 x windows to the front and french doors to the side. Light. 2 x double power-points.

#### Store

12'5" x 7'0" (3.80m x 2.15m)

Up and over door to the front. Light. Loft hatch. Power-point.

#### 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.

#### Local Area

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.

#### 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 TBC. 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

EE - Variable outdoor

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

Visit the Ofcom website for further information.

#### Broadband Coverage

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

#### 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 more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday:

9.00am to 5.00pm. Saturday: 9.00am to 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.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.