

# LONG SUTTON

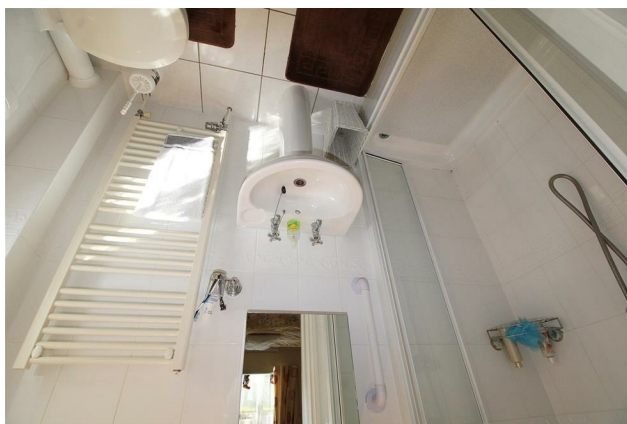
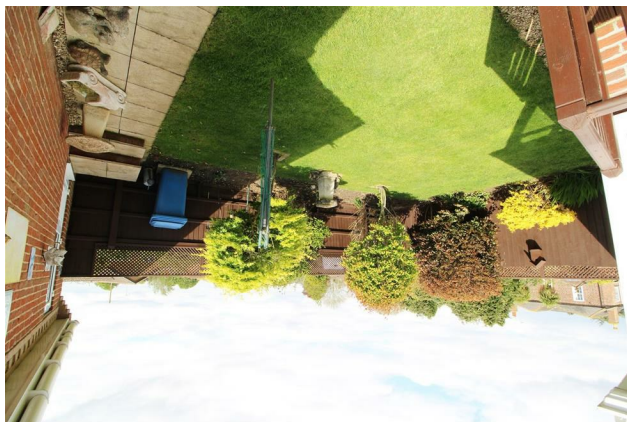
Holbeach, a small but busy market town, has a good range of facilities to include local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail 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 and Saturday.

A beautifully presented semi-detached bungalow set in a quiet cul-de-sac location, in the popular village location of Fleet Hargate. This property benefits from spacious accommodation including a living room, kitchen/diner, conservatory, master bedroom with en-suite and family bathroom serving bedroom 2. The upcoming summer will be a breeze with air conditioning units fitted in both the living room and master bedroom. The rear garden consists of a decked area, offering the perfect spot for outdoor dining and overlooking a lawn with trees, shrubs and bushes. A block-paved driveway offers off-road parking for 3 vehicles leading to a detached-linked single garage. This property is conveniently located within walking distance to the local Garden Centre with tea rooms and the highly recommended local pub. The 505 bus route is only a short walking distance away, providing reliable transport the larger towns of Kings Lynn and Spalding which have ongoing coach and rail links direct to London and the North. Viewings are highly recommended.

## 3 Mayfair Close, Fleet Hargate, Lincolnshire, PE12 8JZ



Offers in the region of £230,000 Freehold





**Hallway**

19'11" x 3'10" (6.09 x 1.17)

Coved ceiling. Inset ceiling lights. Loft hatch (Loft 75% boarded with light). Smoke detector. Part uPVC, part glazed door. Consumer unit. BT point. Heating stat. Radiator. 1 x double power. Storage cupboard (1.19 x 0.52)

**Kitchen/Diner**

13'8" x 9'10" (4.19 x 3.02)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to side. uPVC double-glazed French doors to rear. Fitted range of matching wall and base units comprising cupboards and drawers with worktop over. Tiled splashbacks. Eye-level oven and grill. Gas hob with extractor over. Space and plumbing for dishwasher (the dishwasher is included in the sale). Space and plumbing for washing machine. Space for tall fridge freeze. 1+1/2 bowl composite sink and drainer with stainless steel mixer tap. Water softener. 5 x double power pints. Tv point. Radiator.

**Living Room**

12'4" x 14'2" (3.76 x 4.33)

Coved ceiling. Ceiling light pendant with rose. uPVC double-glazed French doors to conservatory with uPVC double-glazed side panels. 'Fujitsu' air conditioning unit. 3 x double power points. 2 x TV points. 2 x BT points. Radiator.

**Conservatory**

14'2" x 9'4" (4.32 x 2.87)

Part brick, part uPVC double-glazed windows to rear and uPVC double-glazed patio door to side. Polycarbonate roof. 3 x double power points. 2 x TV points.

**Bedroom 1**

10'11" x 9'11" (3.34 x 3.03)

Coved ceiling. Ceiling light pendant with rose. uPVC double-glazed window to front. 'Fujitsu' air conditioning unit. 2 x double power points. TV point. Radiator.

**En-Suite**

7'8" x 3'9" (2.36 x 1.16)

Coved ceiling. Inset ceiling lights. Extractor fan. 3-piece suite comprising low-level WC, pedestal hand basin and shower cubicle with glass bifold doors and mains fed shower. Heated towel rail. Fully tiled walls. uPVC double-glazed privacy window to side.

**Bedroom 2**

9'10" x 11'0" (3.02 x 3.36)

Coved ceiling. Ceiling light pendant with rose. uPVC double-glazed window to front. BT point. TV point. 3 x double power points. Radiator.

**Bathroom**

9'10" (max) x 5'4" (max) (3.00 (max) x 1.65 (max))

Coved ceiling. Inset ceiling lights. Extractor fan. 3-piece suite comprising bath with panel, low-level WC and pedestal hand basin. Fully tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder and shelving. Two doors giving access to Bedroom 2 and Hallway.

**Garage**

18'6" x 9'6" (5.66 x 2.90)

Electric up and over door. uPVC double-glazed privacy door to garden. Strip light. 2 x double power points.

**Front**

Laid to lawn with established hedging. Slabbed path leading to front door with storm porch. Block paved driveway offering parking for 3 vehicles.

**Rear**

Accessed via kitchen and conservatory. Decked area offering space for stea/outdoor dining. Step down to fully enclosed area, laid mostly to lawn with established shrubs/bushes and trees.

**Council Tax**

Council Tax Band A. For more information on the council tax, please contact South Holland District Council Tel. 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 and Further Information**

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

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and 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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

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

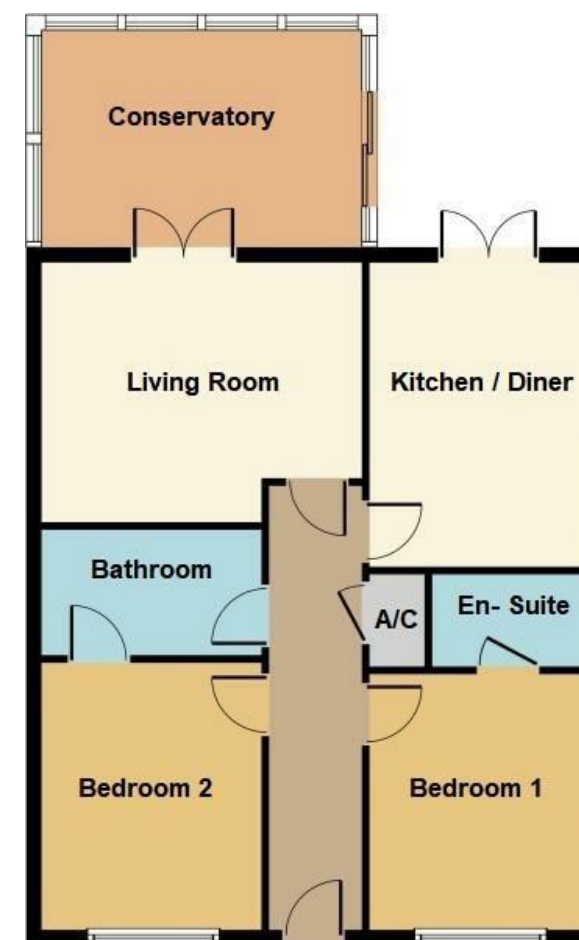
**Directions**

From the Geoffrey Collings Long Sutton office, head north-west on Market Street for 1.4 miles. At the roundabout take the third exit onto the A17. Continue for 0.9 miles before turning left onto Fleet Hargate. Turn right onto Old Main Road and after 0.3 miles turn left onto Mayfair Close. The property can be found on your 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 and Saturday 9.00am to 1.00pm.

Please visit [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST 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.