



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.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Welcome to this charming detached family home located in the sought-after village of Fleet, nestled between the market towns of Long Sutton and Holbeach. This delightful property boasts a spacious kitchen/breakfast room, perfect for enjoying morning coffees and family meals. The lounge/diner provides a cosy space for relaxation and entertaining guests. With three generously sized bedrooms, there is ample space for the whole family to unwind and rest comfortably. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. The convenience of having parking for 3 vehicles ensures that you never have to worry about finding a spot after a long day.

Sutara Eastgate, Fleet, Lincolnshire, PE12 8NA



Offers in the region of £244,995 Freehold



**Kitchen**

13'6" x 9'2" (4.14 x 2.80)  
Coved and textured ceiling. Part uPVC, part double-glazed door to front. uPVC double-glazed window to front. Matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with mixer tap. Tiled splash backs. Space for electric oven. Space for tall fridge freezer. Space and plumbing for washing machine. Wall hung 'Ideal Logic' gas boiler. TV aerial point. Power points. Radiator. Wood effect flooring.

**Hallway**

6'1" x 5'8" (1.86 x 1.75)  
Coved and textured ceiling. uPVC double-glazed door with matching side panel to side. Power points. Radiator.

**Living Room**

18'1" x 12'0" (5.52 x 3.67)  
Coved and textured ceiling. uPVC double-glazed window to rear. uPVC double-glazed patio doors to garden. Electric fire with wooden surround. Power points. TV aerial socket. Radiator.

**Landing**

10'0" x 8'3" (max) (3.05 x 2.53 (max))  
Coved and textured ceiling. Loft access. Access to storage cupboard.

**Bedroom 1**

13'9" x 9'8" (4.20 x 2.96)  
Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

**Bedroom 2**

15'3" x 9'8" (max) (4.67 x 2.95 (max))  
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

**Bedroom 3**

10'5" x 7'11" (3.19 x 2.43)  
Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

**Bathroom**

8'3" x 8'2" (2.52 x 2.50)  
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Three-piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC, Extractor fan. Shaver point, Tiled surround. Heated towel rail.

**Garage**

16'11" x 7'7" (5.18 x 2.33 )  
Single intergal garage. 'Up and over' garage door.

**Outside**

The front of the property has an extensive driveway offering off-road parking for 3 vehicles with lawned area to the side and decorative flower beds. To the rear an enclosed rear garden, mainly laid to lawn with flower bed borders to one side. Patio area. Wooden shed. 2 x pedestrian side gates.

**Energy Performance Certificate**

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

**Council Tax**

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

**Material Information**

**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 coverage can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://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 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**

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.



**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.