



10 Cavell Way, Fleet, PE12 8PN

£416,500

- Stunning Four Bedroom Detached Chalet
- Open Plan Living
- Landscaped Rear Garden
- Double Garage
- Remaining NHBC Warranty Included!
- Field Views
- Cul De Sac Location
- Village Location
- Finished to A High Spec
- Versatile Living

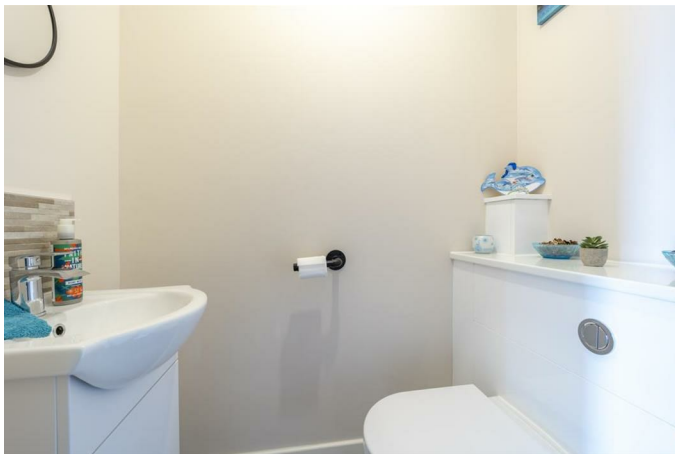
****Welcome to Cavell Way - A Home with the Wow Factor****

From the moment you arrive, this stunning property on Cavell Way will impress you. Step inside, and it only gets better. The open kitchen and living space create a welcoming hub for modern living, while the generously sized bedrooms offer plenty of comfort. The beautifully landscaped garden adds the perfect finishing touch. Tastefully decorated throughout, this home exudes style and warmth. Think this could be the one for you? There's only one way to find out, book your viewing today!

Entrance Hall 14'10" x 9'1" (4.54 x 2.79)

Upvc door with glazed side panels to front aspect. Upvc window to front aspect. LVT flooring. Stairs to first floor landing. Understairs cupboard. Underfloor heating throughout the downstairs.

Cloakroom



LVT flooring. Under floor heating. Wash hand basin with splashback. Toilet. Extractor fan.

Open Plan Living



LVT flooring throughout. Under floor heating.

Kitchen 12'7" x 24'11" (3.84 x 7.61)

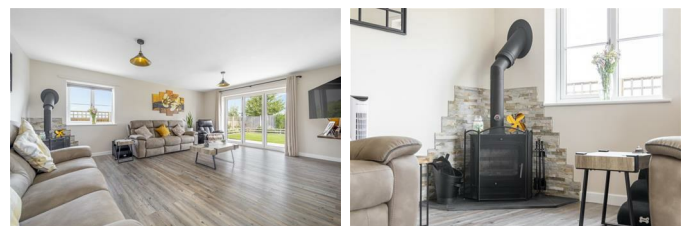


Upvc window to rear aspect. Base and wall units with work surface over. Breakfast bar. Bosch appliances including, induction hob with extractor over, eye level oven, integrated fridge freezer and integrated dishwasher. Stainless steel sink drainer with tap over.

Dining Area

Bi-fold doors to the rear garden.

Lounge 19'7" x 14'4" (5.98 x 4.37)



Upvc window to side aspect. Bi-fold door to rear garden. Multi fuel burner with tiled surround.

Utility Room 7'7" x 7'7" (2.33 x 2.33)



Upvc door and window to side aspect. Wall and base units with work surface over. LVT flooring. Under floor heating. Space and plumbing for washing machine and tumble dryer. Cupboard housing boiler.

Bedroom One 11'9" x 15'1" (3.60 x 4.62)



Upvc window to front aspect. LVT flooring. Under floor heating. Door to en-suite.

En-Suite 5'6" x 11'7" (1.69 x 3.55)



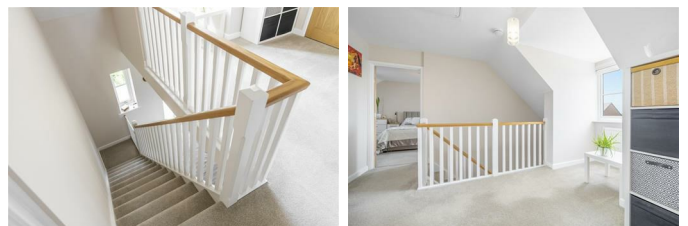
Upvc window to side aspect. Corner shower cubicle with shower extension and rainwater head over. Wash hand basin fitted into vanity unit. Toilet. Bath. Partially tiled walls. LVT flooring. Under floor heating. Heated towel rail. Extractor fan.

Bedroom Four / Study 9'8" x 7'7" (2.95 x 2.33)



Upvc window to front aspect. LVT flooring. Under floor heating.

First Floor Landing 14'4" x 11'8" (4.38 x 3.58)



Upvc window to front elevation. Radiator. Carpeted. Cupboard.

Bedroom Two 16'10" x 15'5" (5.14 x 4.70)

Upvc window to front elevation. Two velux windows to rear elevation. Carpeted. Radiator.

Bedroom Three 16'11" x 11'5" (5.17 x 3.49)

Upvc window to front elevation. Velux window to rear elevation. Carpeted. Radiator.

Family Bathroom 8'7" x 11'10" (2.62 x 3.63)

Velux window to rear elevation. Double shower cubicle with shower extension and rainwater head over. Toilet. Wash hand basin fitted into vanity unit. Bath. Partially tiled walls. LVT flooring. Heated towel rail. Extractor fan.

Double Garage 17'8" x 18'3" (5.41 x 5.57)

Detached double garage with electric sectional door. Personnel door to side. Power and lighting.

Front Garden

The front garden of this property is both practical and aesthetically pleasing. A block-paved driveway to the side provides ample parking for 4-6 vehicles and leads to a detached double garage. The vendors have tastefully enhanced the frontage with a variety of bushes and shrubs, adding vibrant pops of colour that create an inviting first impression. A large vegetable patch is also taking shape, making excellent use of the available space and adding a touch of character to the front.

Rear Garden

The rear garden is a beautifully landscaped retreat, featuring an extended patio perfect for outdoor entertaining. Artificial lawn offers low-maintenance greenery, while well kept borders add splashes of colour. Behind the garage, a landscaped gravel area provides an ideal spot for a shed or discreet storage. To the side, the garden benefits from stunning open views, adding a sense of tranquillity to this immaculate outdoor space.

Location

Fleet, a charming village near Holbeach in Lincolnshire, offers a peaceful rural lifestyle with the convenience of nearby amenities. Nestled in the heart of the Fens, this quaint village is surrounded

by picturesque countryside, providing stunning landscapes and a tranquil environment. Despite its rural setting, Fleet is well-connected, with Holbeach just a short drive away, offering shops, schools, and essential services.

One of Fleet's appealing features is its prime location within easy reach of both the Norfolk and Lincolnshire coastlines. The village is perfectly positioned for those who enjoy coastal visits, with the stunning Norfolk coastline just a short drive away, offering beautiful beaches and seaside towns. Equally, the Lincolnshire coast is easily accessible, providing more options for day trips and scenic getaways. This central location makes Fleet an ideal home base for exploring the diverse landscapes and attractions of both counties.

In addition to its scenic surroundings, Fleet boasts a strong sense of community, with local events and activities that bring residents together. It's an ideal location for those seeking a quieter pace of life, with the added benefit of easy access to some of the region's most beautiful coastal areas.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Property Postcode

For location purposes the postcode of this property is: PE12 8PN

Verified Material Information

The properties NHBC warranty has a remaining 7 years.

Tenure: Freehold

Council tax band: D

Annual charge: No charges

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Gas Central Heating

Heating features: Underfloor heating and Multi Fuel Burner.

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 and Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Low. Surface Water - Low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

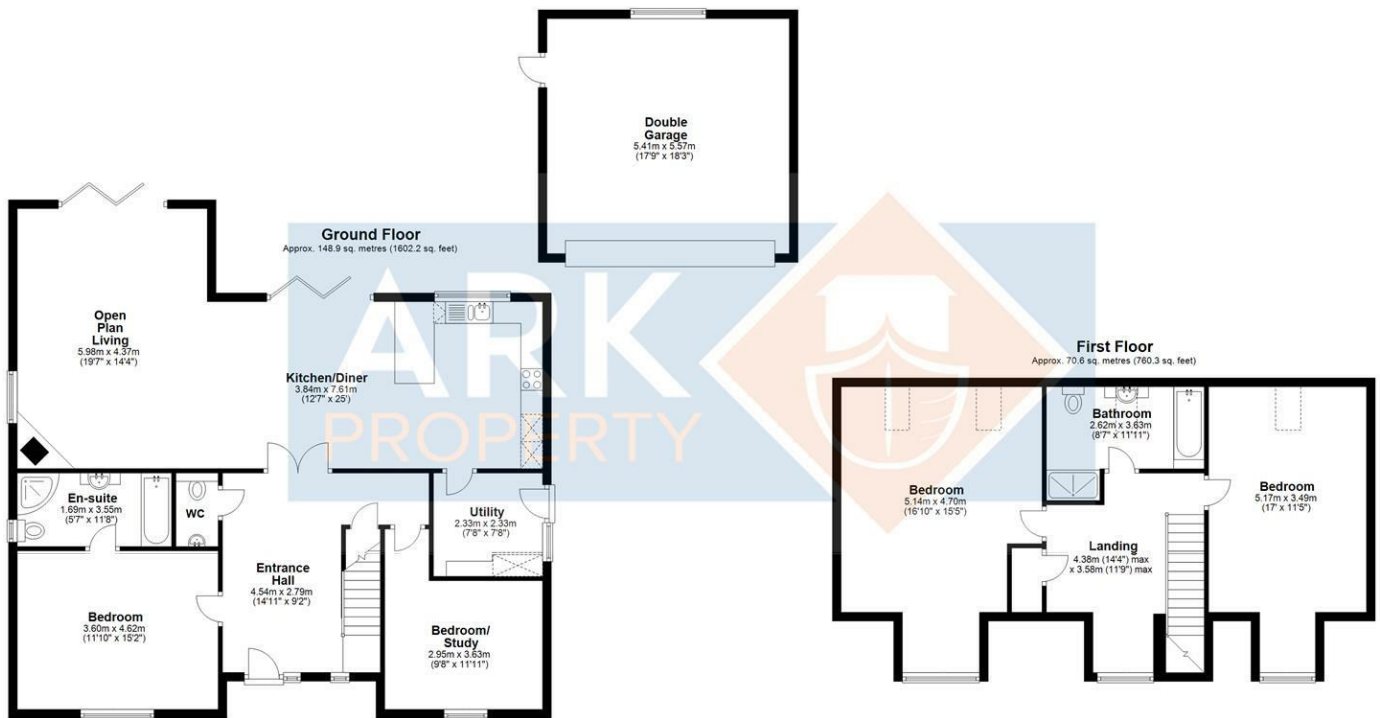
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Floor Plan

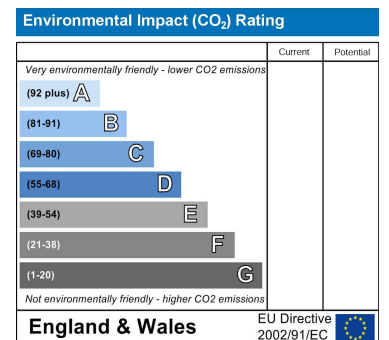
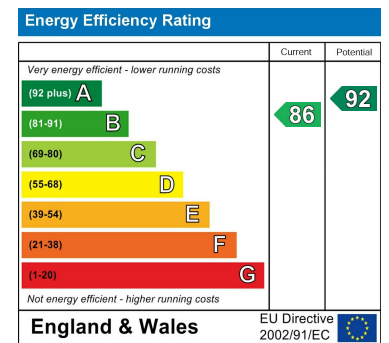


Total area: approx. 219.5 sq. metres (2362.5 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

