



## Green Cottage Hunts Gate, PE12 0DJ

**£335,000**

- Approx 0.5 acres (sts)
- Potential to extend (stp)
- Four bedrooms
- Outside Workshops/Garages
- Field Views
- Being sold with no onward chain
- Rural Setting
- In need of modernising
- Viewing is Highly Advised



We're excited to present Green Cottage, a charming home that sits on over 0.5 acres with beautiful open field views. While the property does need modernising, it's full of potential and priced to sell. This home is sure to turn heads—has it caught your eye?

Why not book a viewing and explore its possibilities?

**Living Room 10'0" x 13'3" (3.06 x 4.06)**



Upvc window to front aspect. Entrance door to front aspect. Radiator. Fireplace with shelving either side. Open through to the dining room. Wood effect laminate flooring.

**Dining Room 12'0" x 13'3" (3.66 x 4.05)**



Upvc double doors opening into the conservatory. Radiators. Stairs to first floor landing with understairs storage space. Wood effect laminate flooring.

**Kitchen 22'11" x 7'1" (7.00 x 2.17)**



Upvc window to side and rear aspect. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Part tiled splashback wall. Fitted eye level height oven. Electric hob with extractor hood over. Space for fridge freezer and dishwasher. Log burner. Tiled flooring.

**Utility Room/Rear Porch 11'11" x 6'11" (3.64 x 2.12)**



Upvc window to side aspect. Upvc window and door to rear garden. Tiled flooring.

**Boiler Room 5'1" x 7'7" (1.56 x 2.33)**



Upvc window to side aspect.

**Shower Room 6'7" x 7'7" (2.02 x 2.32 )**



Upvc window to front aspect. Walk in shower with tiled walls. Toilet. Wash hand basin. Tiled flooring. Extractor fan.

**Study 10'2" x 11'0" (3.10 x 3.36)**



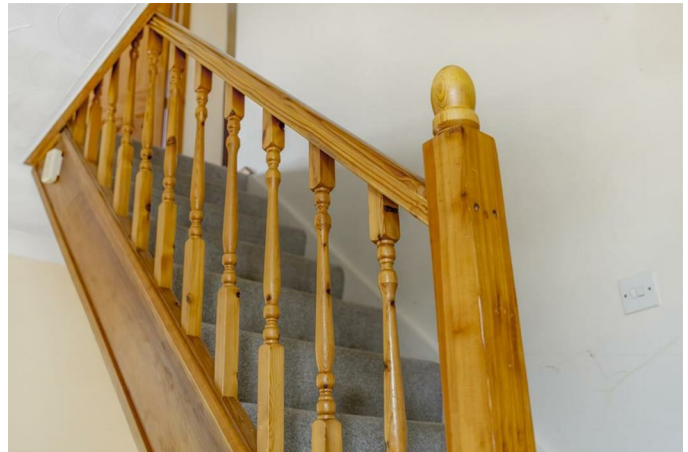
Upvc window to side and rear aspect. Radiator.

**Conservatory 11'8" x 9'10" (3.58 x 3.02)**



Upvc windows to side and rear aspects with double glazed doors opening to rear garden. Ceiling fan and light. Tiled flooring. Radiator.

**First Floor Landing**



Carpeted.

**Bedroom One 10'5" x 13'3" (3.19 x 4.06)**



Upvc window to front elevation. Radiator. Laminate flooring.

**Bedroom Three 9'10" x 11'0" (3.02 x 3.37)**



Upvc window to rear elevation. Radiator. Laminate flooring.

**Bedroom Two 12'0" x 9'10" (3.67 x 3.00)**



Upvc window to rear elevation. Radiator. Laminate flooring.

**Bedroom Four 5'1" x 10'8" (1.55 x 3.26)**



Upvc window to front elevation. Radiator. Laminate flooring.

**Bathroom 6'9" x 7'9" (2.07 x 2.37)**



Upvc window to side elevation. Wood panelling walls. Wash hand basin. Toilet. Panelled bath with taps over. Radiator.





## Exterior



The property features a timber gate that opens to a track driveway, which leads to the rear of the plot, providing off-road parking. The boundaries to the side and rear are enclosed by trees and mature hedging, offering privacy. The plot, which covers just over 0.5 acres (subject to survey), includes a well maintained lawn and enjoys scenic field views to the rear. Additionally, the property benefits from a couple of outbuildings or sheds, offering useful storage space or potential for other uses.



## Garage 18'5" x 31'2" (5.63 x 9.50)



Garage door to front. Multiple windows to side aspect.

## Outbuilding 17'1" x 39'5" (5.22 x 12.03 )

Doors to side aspect.

## Property Postcode

For location purposes the postcode of this property is: PE12 0DJ

## Additional Information

PLEASE NOTE:

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

## Verified Material Information

Tenure: Freehold

Council tax band: B - Approx £1,667.46

Annual charge: None

Property construction: Brick

Electricity supply: EON

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Oil Heating

Heating features: Log Burner

Broadband: As stated by Ofcom, Standard is available.

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

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

Parking: Driveway and Outbuildings  
Building safety issues: The vendor has made us aware that the shed does have an asbestos roof.  
Restrictions: None  
Public right of way: None  
Flood risk: Surface Water - Medium. Rivers and the Sea - 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: E

### **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**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

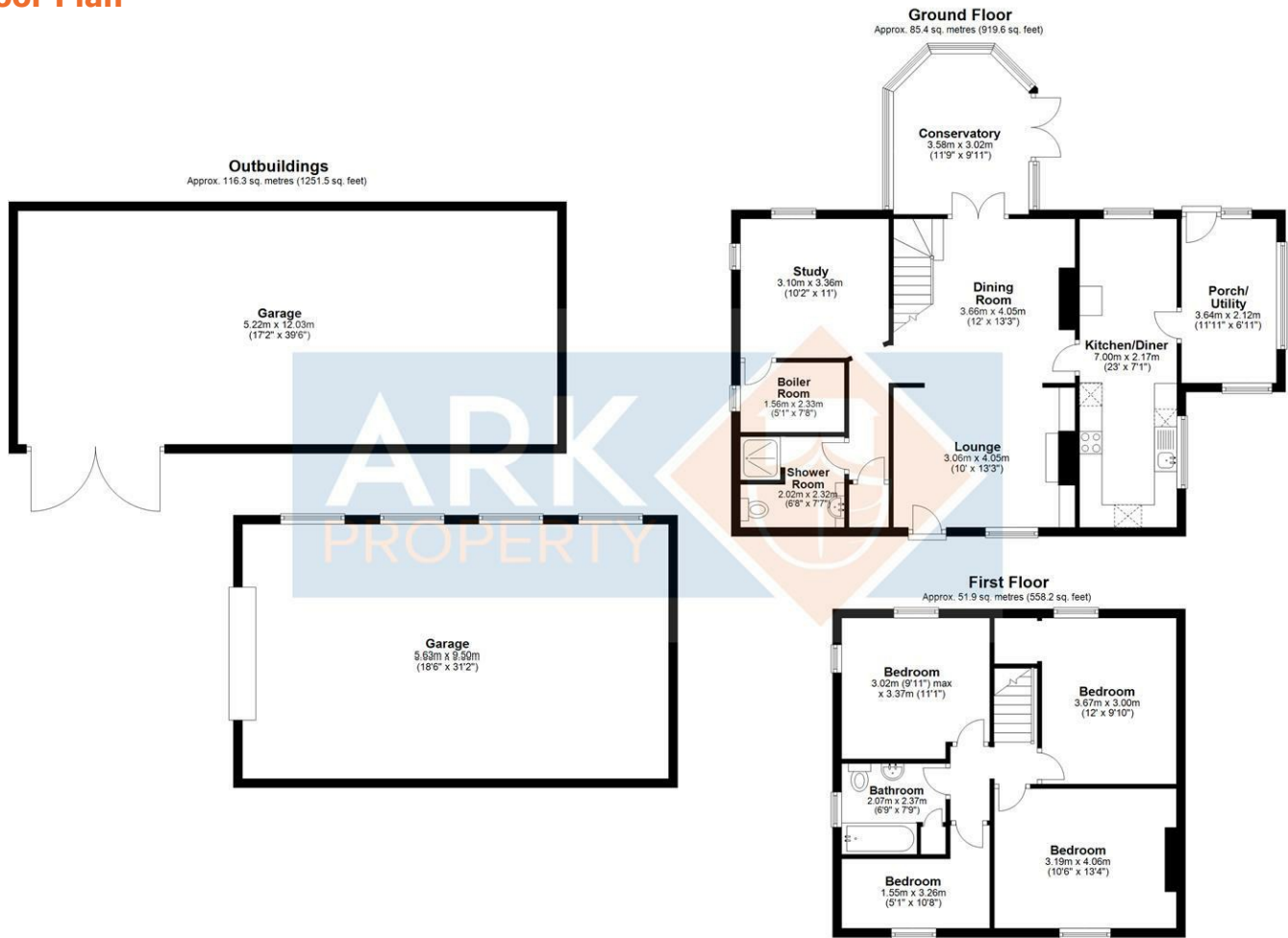
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

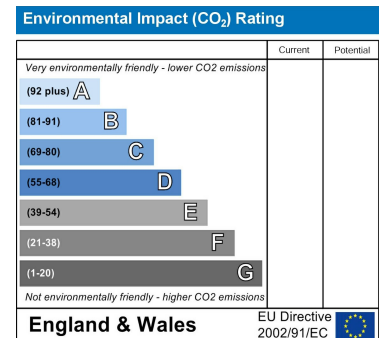
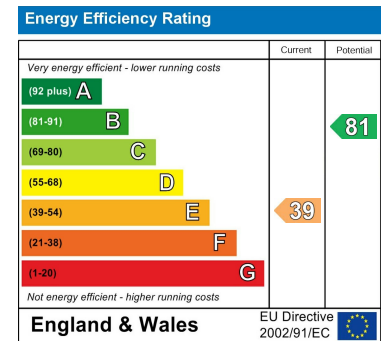


Total area: approx. 253.6 sq. metres (2729.3 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

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

