



1 Field House Cottages Old Main Road, Fleet Hargate, PE12 8LL

£170,000

- Semi-detached character property
- Spacious layout with scope for modernisation and personalisation
- Desirable village location in Fleet Hargate with local amenities nearby
- No onward chain for a smooth and hassle-free purchase
- Generous driveway
- Viewing essential

Set on a generous plot with bags of potential, this three-bedroom semi-detached home offers a fantastic opportunity for anyone looking to make a property their own. Located in the ever popular village of Fleet Hargate and offered with No Onward Chain, this characterful home is just waiting for a fresh vision.

Inside, you'll find spacious rooms, original features, and scope to extend into the existing store rooms, perfect for creating additional living space or a home office. While some modernisation is needed, the bones of this property are solid, and the charm is undeniable.

With great gardens, character throughout, and loads of future potential, this is a home you truly won't want to miss. Available to view immediately — come and see how you could turn this into something really special.

Entrance Hall

Composite glazed entrance door to front. Skimmed ceiling. PVC double glazed window to side. Electric storage heater. Stairs to first floor landing. Doors to lounge and kitchen.

Lounge 13'4" x 11'11" (4.08 x 3.64)

PVC double glazed window to front. Exposed floor boards. Tiled fireplace. Electric storage heater.

Dining Room 13'4" x 11'3" (4.08 x 3.45)

PVC double glazed window to rear with fitted secondary glazing. Two electric storage heaters. Chimney breast with alcove storage and inset vintage stove.

Kitchen 12'5" x 11'3" max (3.80 x 3.45 max)

PVC double glazed window to rear. Tiled flooring. Fitted base and eye level units. Space for free standing cooker. Stainless steel sink and drainer. Space for fridge. Door to understairs cupboard. Door to pantry.

Pantry 6'0" x 5'4" (1.85 x 1.63)

PVC double glazed window to rear. Fitted shelving.

First Floor Landing

PVC double glazed window to side. Doors to bedroom and bathroom. Built in airing cupboard with slatted shelving and hot water cylinder.

Bedroom 1 13'4" x 11'11" (4.08 x 3.64)

PVC double glazed window to front.

Bedroom 2 13'4" x 11'3" (4.08 x 3.45)

PVC double glazed window to rear. Tiled feature fireplace.

Bedroom 3 8'7" x 7'0" max (2.63 x 2.14 max)

PVC double glazed window to front. Electric storage heater. Built in over stairs cupboard with fitted shelving.

Bathroom 7'0" x 6'3" (2.14 x 1.93)

PVC double glazed window to rear. Wall mounted electric heater. Electric towel rail. Bath. Wash hand basin. Toilet. Shaver point.

Rear Hall

Store room 10'9" x 6'0" (3.29 x 1.84)

Cloakroom

Store room 4'1" x 5'4" (1.27 x 1.63)

Outside



Front: Generous frontage with lawn area. Mature trees and shrubs. Large tarmac drive providing off road parking for several vehicles.

Rear: The gardens wrap around the property with vegetable bed area leading to the smaller rear yard with metal storage shed.

Property Postcode

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

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: A
Property construction: Brick built
Electricity supply: Mains
Water supply: Anglian Water
Sewerage: TBC
Heating: Electric storage heaters
Broadband: As stated by Ofcom, Standard and Superfast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway to front
Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Energy Performance rating: TBC

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.

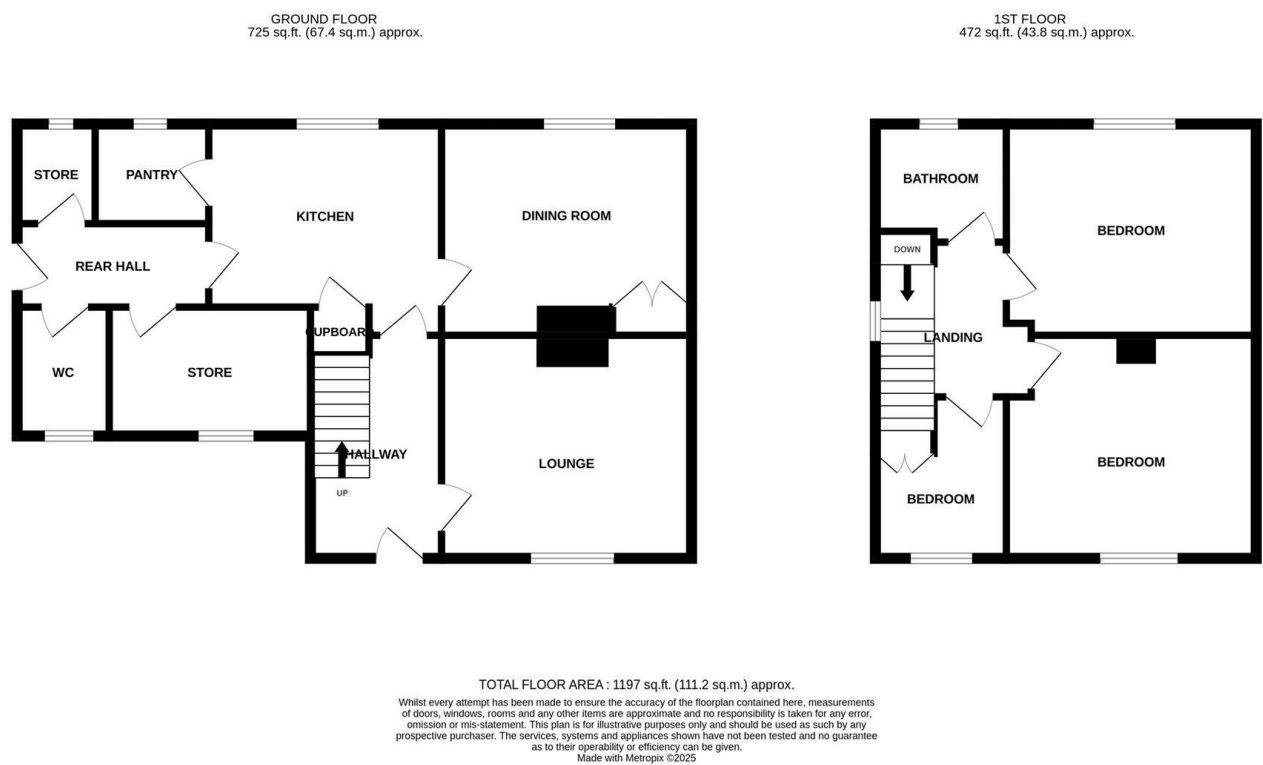
Disclaimer

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.

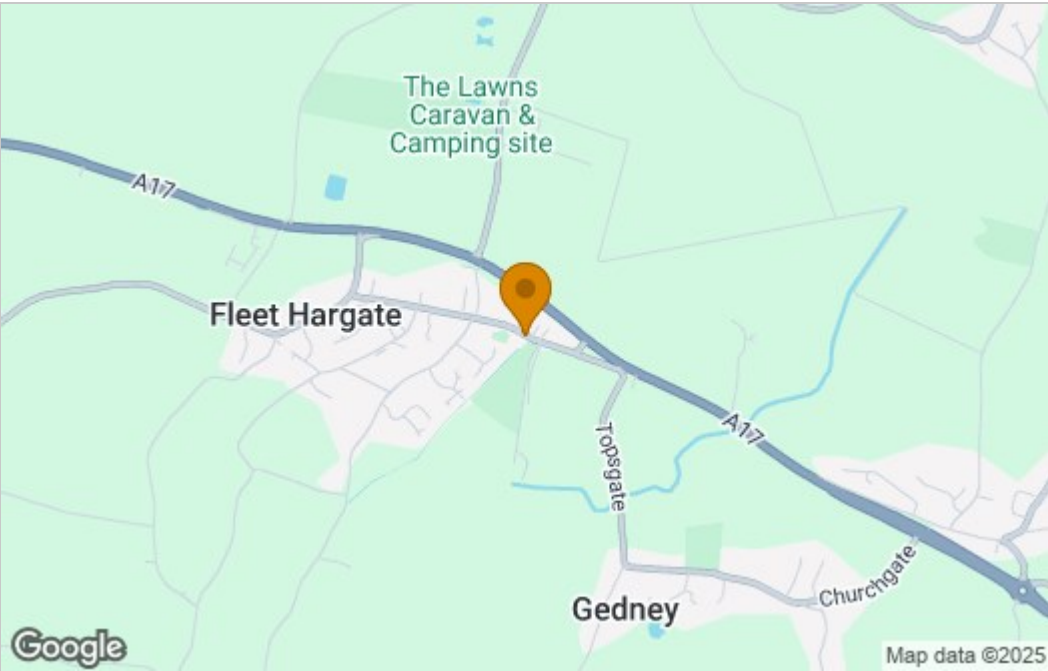




Floor Plan



Area Map



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Energy Efficiency Graph

