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Thimble Cottage, Hocklesgate, Fleet PE12 8NE

£189,995 Freehold

- Character Cottage
- 2 Double Bedrooms
- Multiple Off-Road Parking
- Open Views
- Must View to Appreciate

Semi-detached character cottage situated in a semi-rural location down a country lane with open views. Accommodation comprising entrance lobby, kitchen, lounge diner, 2 double bedrooms and family bathroom with four piece suite. Gardens to the side and rear elevations. Multiple off-road parking. LPG gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open storm porch and leading through an UPVC double glazed door into:

ENTRANCE LOBBY

2' 11" x 5' 9" (0.9m x 1.77m) Skimmed ceiling, centre light point, radiator, flagstone tiled flooring, glazed door into:

KITCHEN

11' 0" x 10' 8" (3.36m x 3.27m) UPVC double glazed window to the front and rear elevations, skimmed ceiling, centre light point, double radiator, flagstone tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, plumbing and space for washing machine, inset enamel sink with mixer tap, wall mounted Ideal gas boiler (concealed in cupboard), space for fridge freezer.

From the Entrance Lobby steps up to:



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

LOUNGE AREA

12' 7" x 10' 3" (3.84m x 3.13m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, double radiator, TV point, solid oak flooring, Inglenook fire place with brick insert and tiled hearth with fitted multi fuel burner, open arch into:

DINING AREA

6' 9" x 13' 0" (2.08m x 3.98m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, inset LED lighting, double radiator, fitted shelving, solid oak flooring, staircase rising to:

FIRST FLOOR LANDING

Skimmed ceiling, access to loft space, smoke alarm, door into:

MASTER BEDROOM

11' 2" x 13' 2" (3.41m x 4.02m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, radiator.

BEDROOM 2

10' 4" x 11' 1" (3.17m x 3.38m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator.

FAMILY BATHROOM

6' 6" x 10' 1" (2.00m x 3.08m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, radiator, laminate tiled effect flooring, storage into recess, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with swan mixer tap, bath with mixer tap and fully tiled shower cubicle with fitted Triton power shower over.

EXTERIOR

Picket fencing with gate and steps down leading to the front door.

Extensive gravelled driveway providing multiple off-road parking for vehicles.

REAR GARDEN

Extensive paved patio with electric sockets, field views, lawned area.

DIRECTIONS

From Holbeach follow the Fleet Road to the village of Fleet Hargate. Upon reaching the sharp left hand bend turn right into the Old Main Road. Take the second turning on the right into Hocklesgate. Continue along this road out of the village where the road becomes a narrow winding lane and the property is situated on the right hand side just before the right hand bend.

AMENITIES

The popular village of Fleet Hargate has a playing field and public house and is on the main bus route through to Spalding and Kings Lynn. It is also within the catchment area for the popular Fleetwood Lane Primary School. The nearby market towns of Holbeach, Long Sutton, Spalding, Boston, Wisbech, Kings Lynn and the city of Peterborough all offer a wider range of amenities. Peterborough and Kings Lynn have train services through to London's Kings Cross.



TENURE Freehold

SERVICES Mains water, electricity and drainage.
LPG gas central heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11705

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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