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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Corner Cottage, Hocklesgate, Fleet Hargate PE12 8NE

£206,000 Freehold

- Countryside Location with Open Views
- Fully Refurbished in 2025 including New Damp Proof Course (30 Year Guarantee)
- 2 Bedrooms
- Ample Off-Road Parking
- Sitting Room with Log Burner

Charming individual detached cottage with open views. Delightful established gardens, off-road parking for 2 to 3 cars. Fully refurbished in 2025 with new boiler, solar PV panel, new plumbing, fuse box etc. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Usual access through the half glazed UPVC rear entrance door opening into:

CONSERVATORY

10' 5" x 5' 11" (3.18m x 1.81m) Dwarf brick and UPVC construction with a range of UPVC windows with fitted roller blinds, half glazed UPVC entrance door, radiator, 2 wall lights, ceramic floor tiles, electricity meter, door to:



UTILITY ROOM/PANTRY

6' 7" x 5' 10" (2.02m x 1.79m) plus 7' 7" x 3' 5" (2.33m x 1.05m), an L shaped room with fitted shelving, plumbing and space for washing machine, further appliance space, ceramic floor tiles, radiator, 3 small UPVC windows, Worcester oil fired central heating boiler (new in 2025), modern consumer unit, smoke detector.

Also from the Conservatory a door gives access into:



KITCHEN

13' 6" maximum x 7' 8" (4.13m maximum x 2.35m) including stairwell. Wooden worktops (replaced in 2025) above the Shaker style units comprising base cupboards and drawers, UPVC window overlooking the Conservatory offering borrowed light, recessed ceiling lights, Indesit electric oven and hob (new in 2025), further appliance space, extractor fan, handmade Terracotta floor tiles.



SITTING ROOM

13' 4" x 12' 0" (4.07m x 3.68m) 4kw Burley log burner set within a recessed chimney breast with brick hearth and timber over mantle, 2 UPVC windows to the front elevation, ceiling light, multi sensor fire/smoke detector.

From the Kitchen a door leads into:



MODERN SHOWER ROOM

9' 2" x 4' 7" (2.80m x 1.42m) Non slip flooring, three piece suite comprising 1400mm shower enclosure with non-slip tray, fully tiled surround and fitted shower, screen with deflector panel, pedestal wash hand basin, low level WC, radiator, obscure glazed UPVC window, ceiling light, extractor fan.

From the corner of the Kitchen the staircase rises to:



FIRST FLOOR

Ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1

11' 10" x 13' 5" (3.63m x 4.09m) maximum Exposed floorboards, radiator, access to loft space, ceiling light, UPVC window to the front elevation, attractive ornamental Victorian style fireplace with timber surround, telephone point.

BEDROOM 2

10' 5" x 7' 1" (3.19m x 2.18m) UPVC window to the rear elevation, ceiling light, radiator.

EXTERIOR

The property is attractively positioned along a pleasant lane with open views of farmland. Vehicular access is gained to a parking area and turning bay with space for up to 3 cars, gated access to:



ESTABLISHED GARDENS

Laid to lawn with hedgerow to the front and side boundary, stocked border, fencing, shrubbery etc. There are a number of outside lights and external power sockets. At the front there is a hand gate on to the lane. There is a paved patio and a pathway leading round to the rear where there are 2 useful covered log stores, modern bunded oil storage tank and a gravelled area continuing round to the front of the property. Outside water tap.

SHED NO. 1

7' 6" x 5' 9" (2.31m x 1.77m) Refloored and refelt providing useful storage space for tools etc.

SHED NO. 2

9' 10" x 7' 6" (3.00m x 2.30m) Providing useful storage space.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, proceed straight through the town, over the traffic lights in the centre, along the High Street into Fleet Street and then Fleet Road, continuing to Fleet Hargate. Turn right into the old main road, then first right into Hocklesgate where upon the property will be found after approximately three quarters of a mile on the left-hand side.

AMENITIES

There is a primary school at nearby Fleet and a public house at Fleet Hargate. The market town of Holbeach is 2 miles distant offering a range of facilities along with primary and secondary schools, doctors' surgeries, sports clubs etc. The larger towns of Spalding and Kings Lynn and the city of Peterborough are all easily accessible by road.

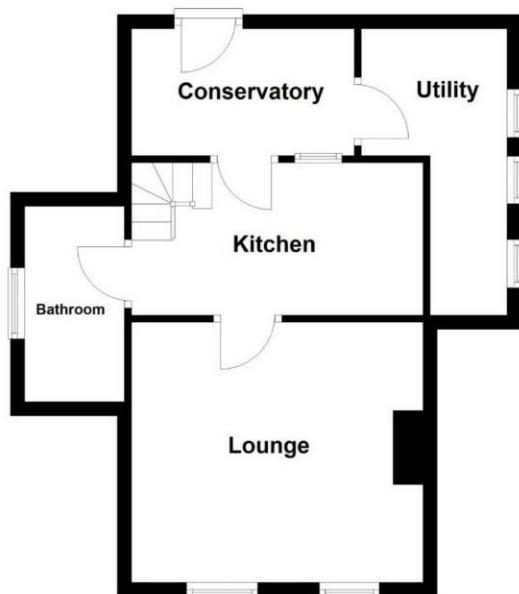
AGENTS NOTE

The property was tastefully refurbished in 2025 with a new boiler, solar PV panels, some new wool carpets, updated electrics, new plumbing, attractive stripped internal doors.









Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Main water, electricity and drainage. Oil 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: S11982

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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