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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 White Cottage, Lowgate, Fleet PE12 8LN

£189,950 Freehold

- Semi-Detached Cottage and Single Garage
- 2 Reception Rooms
- Modern Kitchen and Bathroom
- Semi-Rural Location Overlooking Fields
- No Chain

Attractive semi-detached cottage with gated driveway, garage and gardens. Oil central heating, private drainage system (newly installed). 2 reception rooms, modern kitchen, 2 bedrooms and modern bathroom. Recently decorated and carpeted.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Half glazed rear entrance door to:

ENTRANCE PORCH 7' 5" x 4' 6" (2.27m x 1.38m) Outside light, part glazed inner door to:

MODERN FITTED KITCHEN 11' 4" x 6' 8" (3.46m x 2.04m) Range of shaker style units comprising base cupboards and drawers, worktops with inset single drainer sink unit with mixer tap, eye level wall cupboards, multi speed cooker hood above the electric hob, electric oven, extractor fan, UPVC window, textured ceiling, ceiling spotlights, door to:

DINING ROOM 11' 6" x 10' 9" (3.52m x 3.29m) plus twin alcoves, radiator, textured ceiling, ceiling light, UPVC window to the rear elevation with fitted blind, walk-in understairs store cupboard, multi pane glazed door to:

SITTING ROOM 14' 8" x 10' 2" (4.48m x 3.12m) Victorian style fireplace with raised hearth and tiled inserts, dual aspect with UPVC windows to the front and side elevations, radiator, fitted carpet, ceiling light.

from the corner of the Dining the staircase rises to:

FIRST FLOOR LANDING UPVC window to the side elevation, ceiling light, doors arranged off to:



BEDROOM 1 14' 9" x 10' 4" (4.51m x 3.17m) UPVC window to the front elevation, 2 radiators, ceiling lights.

BEDROOM 2 12' 2" x 11' 5" (3.73m x 3.49m) UPVC window to the rear elevation, fitted carpet, access to loft space, textured ceiling, ceiling light, radiator, UPVC window to the rear elevation, recessed alcove, door and step down to:

BATHROOM 11' 6" x 6' 9" (3.51m x 2.08m) Panelled bath with side mounted mixer tap, shower over and glazed screen, wash hand basin with vanity unit and mixer tap, low level WC, tiled walls around the bath and hand basin area, extractor fan, vertical radiator/towel rail, part obscure glazed UPVC window, access to loft space, built-in Airing Cupboard.

EXTERIOR Gated access to the gravelled driveway with multiple parking and access to:

DETACHED GARAGE

To the front of the property there is a lawned garden with hedge row to the side and front boundary, externally mounted electricity meter.

REAR GARDEN Comprising a lawned area housing the oil tank and modern private drainage system.

BRICK OUTHOUSES

BOILER HOUSE 5' 1" x 4' 6" (1.55m x 1.38m) Attached to the rear of the house housing the Worcester oil fired central heating boiler.

SEPARATE WC Housing a toilet with high level cistern.

There is also an outside tap and external power socket.

SERVICES Mains water and electricity. Oil central heating. Private drainage (newly installed).

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the second exit and proceeding eastbound on to the A17 towards Kings Lynn. After approximately 2 miles turn left signposted Gedney Dyke and the property will be situated after approximately 400 yards on the right hand side.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S11947

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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