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2 White Cottage, Lowgate, Fleet PE12 8LN

Guide Price £170,000 Freehold

- Semi-Rural Location
- Generous Sized Garden
- Ample Off-Road Parking
- 2 Reception Rooms
- Pleasant Open Views

Well presented 2 bedroom semi-detached cottage situated on the edge of Fleet. Accommodation comprising lounge, dining room and kitchen to the ground floor; 2 double bedrooms and bathroom.

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ACCOMMODATION

LOUNGE

10' 2" x 15' 2" (3.10m x 4.63m) UPVC double glazed window to the front and side elevations, radiator, textured ceiling, centre light point, TV point, feature fireplace with wooden surround, slate insert and hearth with fitted multi fuel burner, door to:

DINING ROOM

11' 5" x 12' 4" (3.49m x 3.78m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, feature Victorian open fireplace (currently boarded) with tiled hearth, central heating controls, laminate flooring, understairs storage cupboard housing electric consumer unit board and shelving. Staircase rises to first floor. Door into:



KITCHEN

6' 10" x 11' 6" (2.10m x 3.53m) Wooden obscured glazed door to the side elevation, UPVC double glazed window to the side elevation, textured ceiling, centre light point, vinyl floor covering, radiator, fitted with wide range of base and eye level units, work surfaces over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer.

From the Dining Room, the staircase rises to:

FIRST FLOOR LANDING

Textured ceiling, centre light point, smoke alarm, UPVC double glazed window to the side elevation, door into:

MASTER BEDROOM

10' 1" x 15' 1" (3.08m x 4.61m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, 2 storage cupboards.

BEDROOM 2

12' 0" x 11' 6" (3.68m x 3.52m) Centre light point, BT point, double radiator, storage cupboard off, door into:

BATHROOM

6' 11" x 11' 5" (2.13m x 3.50m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps with fitted thermostatic shower over.

EXTERIOR

Hedged boundaries to the front and side elevations, extensive gravelled driveway providing multiple off-road parking for vehicles. The front garden is mainly laid to lawn with paved pathways to the side where oil storage tank is situated and there is further lawned area.

To the side of the property there is:

BRICK BUILT BOILER HOUSE

Housing oil fired boiler serving domestic hot water supply and central heating system.

BRICK BUILT OUTDOOR WC

Not in use.

NOTES

There is a drain to the south side of the property that falls within the responsibility of The South Holland Internal Drainage Board and is subject to normal access for maintenance Etc, under IDB byelaws.

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.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Awaiting EPC

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Drainage is to a private system.

COUNCIL TAX BAND TBA

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: S11884

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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