



BRADLEY JAMES
ESTATE AGENTS



Rookery Little Marsh Lane, Fleet, Holbeach, Spalding, PE12 8NW

Asking price £395,000

- 45ft x 30ft Workshop with power and lighting connected
- Open fronted tractor shed
- Extended four bedroom detached family home
- Downstairs shower room and upstairs bathroom
- Only 5 minute from shops and restaurants
- Five car ports
- Derelict brick barn
- Three reception room
- Semi rural location with open field views
- 25% uplift clause on new build residential development profits. This is valid until July 2036.

Rookery Little Marsh Lane, Spalding PE12 8NW

Bradley James welcomes you to this rare find, a semi rural residence which is 1862 sq ft and is sat on 0.75 acre plot subject to survey, with a 45x30 ft workshop, derelict barn, four bed house and open filed views.

Located in the charming semi-rural setting of Little Marsh Lane, Fleet, this delightful detached house offers a perfect blend of space and tranquillity. With four generously sized bedrooms and three reception rooms, this property is ideal for families seeking comfort and versatility.

The heart of the home is undoubtedly the open-plan kitchen diner, which provides a warm and inviting space for family gatherings and entertaining guests. This area seamlessly connects to a utility room and a convenient downstairs shower room. The snug and lounge areas offer additional living space, with the lounge leading into a bright conservatory, perfect for enjoying the surrounding views.

On the upper floor, you will find four well-proportioned bedrooms, complemented by a family bathroom. The property also boasts a cellar, providing ample storage options.

Outside, the property is equally impressive, featuring extensive parking facilities that lead to five open-fronted carports and a substantial workshop measuring 45ft by 30ft, equipped with power and lighting. Additionally, there is an open-fronted tractor shed, greenhouses, and a derelict brick barn, offering potential for personal projects.

The property enjoys picturesque open field views, creating a serene backdrop for everyday living. Located just a five-minute drive from Holbeach, residents will benefit from easy access to local amenities, including a new Aldi, Tesco, restaurants, and shops. Excellent road links to the A17 provide convenient connections to Norfolk, Lincoln, and Spalding.

There is a uplift development clause on the property. If you get planning permission for residential new build development the vendors can claim 25% of the profits. This is valid until July 2036.



Council Tax Band: B



Front Porch

9'0 x 5'5

Brick and UPVC construction with a UPVC double glazed door to the side, tiled floor and then you go through a wooden single glazed front door into the open plan kitchen diner.

Kitchen Diner

20'0 x 17'8 x 8'1

Triple aspect in the kitchen with a UPVC double glazed window to the front, side and rear, to the rear overlooks fields, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and plumbing for washing machine, tiled splashback, radiator and power points.

Snug

14'0 x 12'0

Double aspect with a UPVC double glazed window to the side overlooking the fields, a sealed double glazed window to the front, multi fuel burner, power points and radiator.

Hallway

Stairs leading up to the first floor combination, radiator, door to the cellar and doors to the lounge and utility room.

Lounge

26'2 x 11'0

Double aspect with two UPVC double glazed windows to the side overlooking the fields, an internal double glazed patio door leading onto the conservatory, radiator, power points, TV points and wall lights.

Conservatory

12'1 x 11'5

Brick and UPVC construction with UPVC double glazed French doors going onto the rear garden, radiator and tiled floor.

Utility Room

13'8 x 9'0

Sealed double glazed window to the side, UPVC obscured double glazed door to the side, base units with work surface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for tumble dryer, floor mounted oil boiler, tiled splashback, radiator, power points and a door to the downstairs shower room.

Downstairs Shower Room

Sealed obscured window to the rear, WC, wash hand basin with taps over, shower cubicle which is fully tiled with a built-in mixer shower and radiator.

Landing

Wooden window to the front halfway up the stairs, radiator, power points, loft hatch, airing cupboard with shelving and hot water tank.

Bedroom 1

26'2 x 11'4

Two UPVC double glazed windows to the front and one to the side all windows are overlooking field views, radiator, power points and telephone point.

Bedroom 2

14'1 x 12'1

UPVC double glazed window to the front overlooking the fields, radiator, power points and loft hatch.

Bedroom 3

9'8 x 9'0

Sealed double glazed window to the side, radiator and power points.

Bedroom 4

8'4 x 8'2

Sealed double glazed window to the side, radiator and power points. (Restricted head height)

Bathroom

Sealed obscured double glazed window to the side, panel bath with mixer taps over, vanity wash hand basin with mixer taps over, WC all set in storage cupboards beneath and worksurface over, radiator, fully tiled walls and extractor fan.

Outside

The property sits on a three-quarter acre plot and benefits from no immediate near neighbours, enjoys open field views, there's a vast amount of off-road parking which leads to three carports, an open fronted tractor shed and a detached workshop. To the left-hand side of the house, there's three carports and a greenhouse. The rest is laid to chipping and there's another vehicle access so if you wanted to separate this side from the house you can. Behind the house is a low-level brick wall and a patio seating area, oil tank, outside lights, patio off the conservatory and the last part of the garden is open and has more greenhouses, another oil tank and a derelict brick built barn.

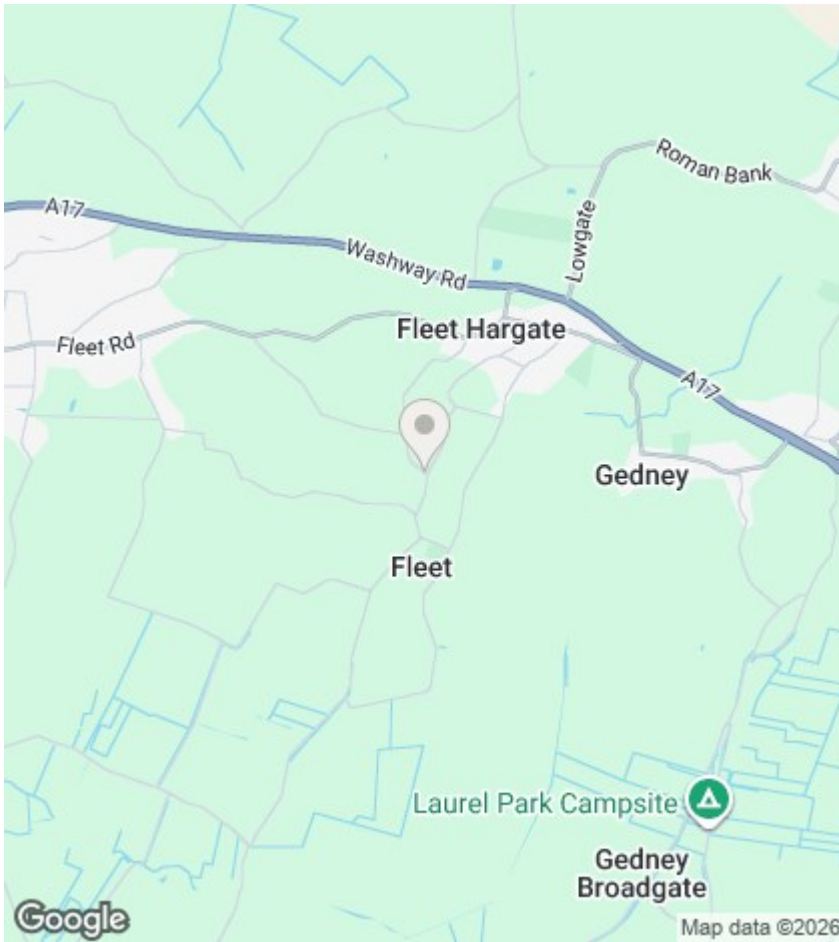
Detached Workshop

45'0 x 30'0

Sliding door to the front, vaulted ceiling, concrete floor, power points, lighting and separate fuse box. The height of the door is 12'0 and width is 14'7.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

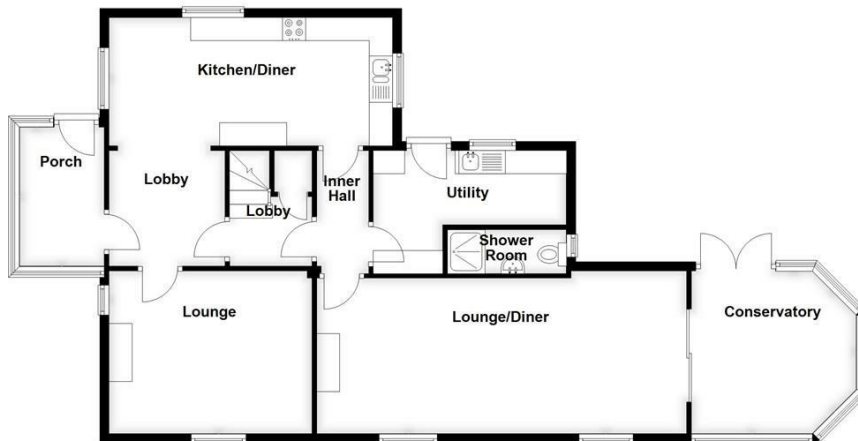
EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

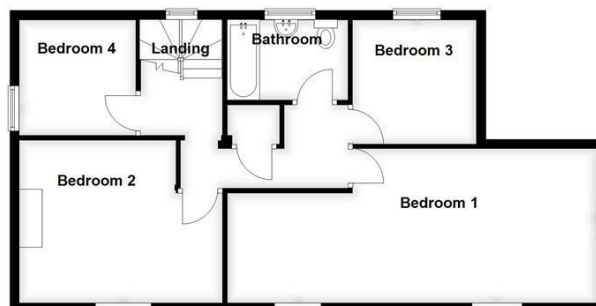
Ground Floor

Approx. 104.2 sq. metres (1121.9 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.3 sq. feet)



Total area: approx. 173.0 sq. metres (1862.2 sq. feet)