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Ash Cottage, Church End, Fleet PE11 8NQ

£219,950

**BELVOIR!**



## Key Features

- > SEMI DETACHED HOME
- > IN EXCESS OF 1100 SQ FT
- > TWO DOUBLE BEDROOMS
  - > UTILITY AND WC
  - > KITCHEN/DINER
- > OPEN VIEWS TO THE REAR
  - > Tenure: Freehold
  - > EPC rating C

This generously proportioned semi detached house offers a well-considered arrangement of living spaces, ideal for those seeking comfort and versatility. Spanning in excess of 1100 square feet, the property features two spacious double bedrooms, providing flexible accommodation for families, professionals, or those desiring additional guest or workspace. The layout further includes a well-appointed kitchen diner, designed to accommodate both everyday meals and more formal occasions. A useful utility area and separate water closet offer practical family conveniences, contributing to the property's functional appeal.

Double glazed windows are present throughout the home, contributing to energy efficiency and a comfortable interior environment. The lounge serves as a welcoming focal point, suitable for relaxation or entertaining. The property benefits from open views to the rear, affording a pleasant outlook and additional sense of space.

Externally, the house is complemented by a generous garden, ideal for outdoor activities and enjoyment. Ample off-road parking is available, facilitating convenient access and enhancing the practicality of the property for residents and visitors alike. This freehold home offers long-term security and flexibility for future owners.

### Local area

The property is situated in the village of Fleet, known for its appealing village setting and community atmosphere. Residents have access to a variety of local amenities, with open views and green surroundings enhancing the quality of life. The area supports a balanced lifestyle, combining rural charm with access to transport links and essential services.



### ENTRANCE

Covered porch, part glazed door.

### ENTRANCE HALL

Stairs to first floor landing, radiator.

### WC

Two-piece suite suite comprising of WC, wash hand basin, extractor, radiator.

### LOUNGE

14'5" x 13'4" (4.4m x 4.1m)

Sealed unit double glazed window to the front elevation, feature fire surround with electric fire, radiator.

### KITCHEN/DINER

13'2" x 12'7" (4m x 3.8m)

Sealed unit double glazed window to the rear elevation, range of fitted base and wall units, 1/1/2 bowl sink unit with mixer taps over, space for cooker, dishwasher and refrigerator, floor mounted oil-fired boiler.

### UTILITY

8'8" x 7'0" (2.6m x 2.1m)

Part glazed door to the rear elevation, work surface, space for washing machine, radiator.





### LANDING

Spacious landing with space for reading/study area, sealed unit double glazed window to the front elevation, access to loft space. Airing cupboard housing hot water tank.

### BEDROOM 1

13'3" x 10'9" (4m x 3.3m)

Sealed unit double glazed window to the front elevation, built in wardrobes, radiator.

### BEDROOM 2

12'8" x 10'10" (3.9m x 3.3m)

Sealed unit double glazed window to the rear elevation, built in wardrobe, radiator.

### BATHROOM

Sealed unit double glazed window to the rear elevation, four-piece suite comprising of WC wash hand basin, panelled bath, shower cubicle, radiator, extractor.

### EXTERNALLY

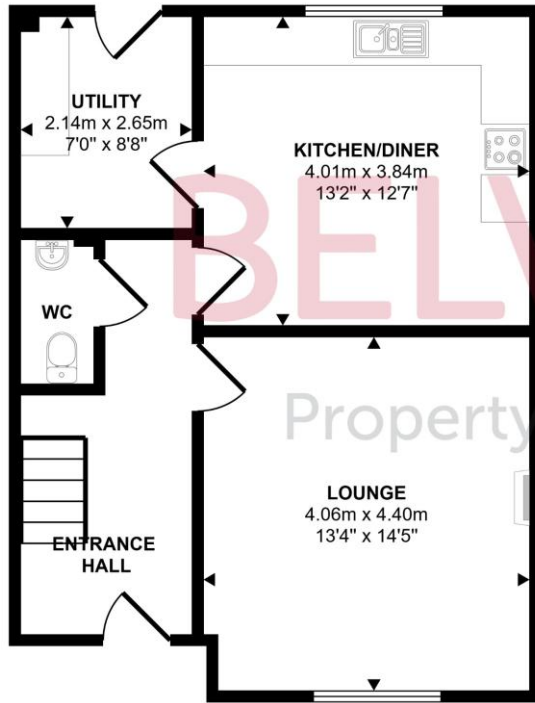
FRONT: Ample off-road parking with gravel driveway to front and side leading to:

REAR: Gated access from the front, enclosed by fencing and hedging, mainly laid to lawn, oil tank, substantial timber storage shed.

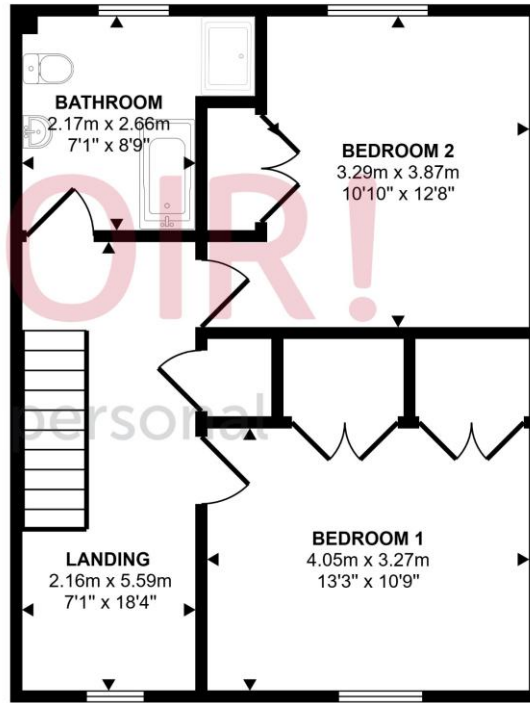




Approx Gross Internal Area  
105 sq m / 1125 sq ft



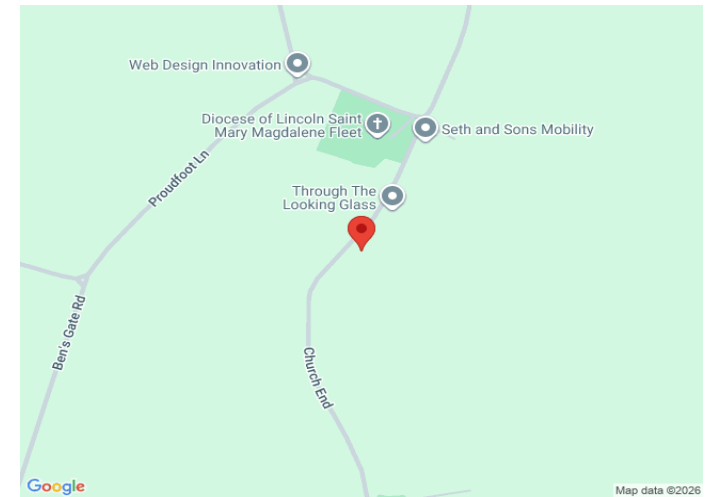
Ground Floor  
Approx 51 sq m / 551 sq ft



First Floor  
Approx 53 sq m / 574 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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