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Offers in the region of £280,000 Freehold



2 Field House Cottages Old Main Road, Fleet Hargate, Lincolnshire, PE12 8LL

Set on a generous plot, this charming 3-bedroom semi-detached home offers an exceptional opportunity for buyers seeking a property that retains character features such as high ceilings and generously proportioned rooms, whilst being equipped for modern family living. The current owners have undertaken a refurbishment and reconfiguration programme, including new windows, new kitchen, and a partial garage conversion.

Inside, off the bright and airy entrance hall is a cosy living room. The contemporary fitted kitchen is the heart of the home, and for stockpilers, the walk-in pantry will be a delight. Off the kitchen is the dining room, from where you can head through to the sun-filled conservatory; all of the family can easily gather and then seamlessly flow outside if desired. The convenient utility room provides space to shut away the laundry when there aren't enough hours in the day, and the boot room will be a welcomed space in which to kick off shoes and hang up coats. Completing the extensive ground floor accommodation is a shower room which will reduce the inevitable bathroom scramble.

On the first floor is the supersize master bedroom with a feature reclaimed pallet clad wall, a second king-size bedroom complete with built-in wardrobes, as well as a single bedroom. The bedrooms are all served by a family bathroom with its 'Jacuzzi' bath that will likely appeal to anyone seeking relaxation after a busy day.

Outside, through the gated entrance is a gravelled driveway for multiple vehicles, and a private lawned garden bordered by established planting. At the rear is a fully enclosed garden, laid mostly to a low-maintenance stepped patio with raised planters. A small area, enclosed by picket fencing, is currently laid to soil but will be sown with grass seed. The large summer house, with power and lighting, is the ideal space for socialising, with its deck extending over to an extra base for siting outside furniture.

Don't miss out!

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall

Coved ceiling. Decorative ceiling rose. Ceiling light. Smoke detector. Composite door with inset double-glazed privacy windows to the front. uPVC double-glazed window to the side. Radiator. Double power-point. BT point. Wood-effect laminate flooring.

Living Room

13'5" x 11'11" (4.10m x 3.65m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Coal-effect gas fire (disconnected, so used for decorative purposes only) on a marble hearth with a coordinating surround and a wooden mantle over. Radiator. 4 x double power-points. Wood-effect laminate flooring.

Kitchen

16'2" x 8'8" (min) (4.94m x 2.65m (min))

Coved ceiling. 2 x ceiling lights. Loft hatch with fitted loft ladder. 2 x uPVC double-glazed windows to the rear. Fitted base units comprising cupboards and drawers with a worktop over and a tiled splashback. Composite sink and drainer with a mixer tap. Integrated dishwasher. Space for a freestanding range-style gas cooker. Under-stair storage cupboard with light. Radiator. 4 x double power-points. Tile flooring.

Pantry

5'3" x 3'0" (1.62m x 0.92m)

Ceiling light. Double power-point. Shelving. Tile flooring.

Utility Room

6'5" x 6'5" (1.97m x 1.96m)

Ceiling light. uPVC double-glazed privacy window to the front. Fitted base units with a worktop over and tiled splashbacks. Undercounter space and plumbing for a washing machine. Undercounter space for a tumble dryer. Space for an American-style fridge-freezer. Wall-mounted gas-fired 'Vaillant' combi-boiler. Wall-mounted consumer unit (installed 3.5 years ago). Tile flooring.

Dining Room

13'5" x 11'3" (4.11m x 3.44m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed french doors with matching side panels to the rear Conservatory. Radiator. 3 x double power-points. Wood-effect laminate flooring.

Conservatory

10'9" x 12'10" (max) (3.29m x 3.92m (max))

Part brick, part uPVC double-glazed construction with french doors to the side and a polycarbonate apex roof. Fan light. Double power-point. Wood-effect laminate flooring.

Boot Room

12'5" x 8'8" (3.80m x 2.65m)

Ceiling light. uPVC double-glazed privacy window to the rear. Wooden privacy-glazed stable door to the side. Fitted tall storage cupboards. Wall-hung electric radiator. Double power-point. Tile flooring.

Shower Room

6'5" x 5'6" (1.96m x 1.69m)

Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a vanity basin unit and a shower cubicle with a wall-mounted 'Mira' electric shower. Fully tiled walls. Heated towel rail. Tile flooring.

Landing

Decorative ceiling rose. Ceiling light. Loft hatch providing access to the partially boarded loft with light. Smoke detector. uPVC double-glazed window to the side. Storage cupboard measuring approximately 0.90m x 0.46m. Single power-point. Carpet flooring.

Bedroom 1

13'3" x 11'3" (4.05m x 3.45m)

Ceiling light. uPVC double-glazed window to the rear. Feature reclaimed pallet clad wall. Radiator. 3 x double power-points. Wood-effect laminate flooring.

Bedroom 2

12'0" x 10'3" (to wardrobes) (3.67m x 3.14m (to wardrobes))

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Built-in wardrobes providing hanging space with shelving over. Additional full-height storage cupboard with fitted shelving. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 3

8'11" (max) x 8'0" (2.74m (max) x 2.44m)

Decorative ceiling rose. Ceiling light. uPVC double-glazed window to the front. Fitted wall-to-wall shelving unit. Over-stair storage cupboard measuring approximately 0.99m x 0.54m. Radiator. 4 x double power-points. Wood-effect laminate flooring.

Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a vanity WC, a vanity basin with a mixer tap and an L-shaped 'Jacuzzi' spa bath with a wall-mounted shower head over. Fully tiled walls. Heated towel rail. Tile flooring.

Outside

Through the gated opening in the hedged front boundary, is a gravelled driveway providing off-road parking for multiple vehicles, with a concreted area providing an ideal base for a caravan/motorhome. The lawned front garden is private in nature, being bordered by established hedges, bushes and trees. A wooden porch with a light shelters the front door. The front garden further benefits from an outside tap.

Double pedestrian gates provide access to the side of the property and further to the rear garden. At the side of the property is a concrete pizza oven/bbq.

To the rear of the property is a fully enclosed garden, laid mostly to a low-maintenance stepped patio with raised planters. A small area, enclosed by picket fencing, is currently laid to soil but will be sown with grass seed. The summer house (detailed below) is the ideal space for keen entertainers, with its deck extending over to an extra base for siting outside furniture.

Summer House

12'7" x 10'5" (3.85m x 3.18m)

Wooden construction with 2 x windows to the front and french doors to the side. Light. 2 x double power-points.

Store

12'5" x 7'0" (3.80m x 2.15m)

Up and over door to the front. Light. Loft hatch. Power-point.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area

Holbeach, a small but busy market town, is approximately 2.5 miles away and has a good range of facilities to include local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and frequent services to the North, Scotland, and other regional areas. The larger market town of Spalding is approximately a 19- minute drive away and also provides a variety of local shops, schools and entertainment including pubs, restaurants and a market held every Tuesday.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating TBC. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating.

Mobile Phone Signal

EE - Variable outdoor

02 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.