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Spruce Cottage, Church End, Fleet PE12 8NQ

£219,950

**BELVOIR!**



## Key Features

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



This semi-detached house offers a considered blend of practicality and comfort, comprising two generously proportioned double bedrooms and a well-appointed bathroom. The property provides over 1,100 square feet of internal accommodation, allowing for flexible living arrangements that will suit a range of requirements. The living spaces include a spacious kitchen diner and a dedicated utility area complemented by a convenient separate WC. The reception room offers versatile space for both relaxation and entertaining. Double glazed windows feature throughout, enhancing energy efficiency and providing a pleasant interior environment.

The property enjoys fine open views to the rear, and is set within generous gardens, creating an ideal environment for outdoor recreation or gardening pursuits. Ample off-road parking is available, offering convenience for residents and guests alike. Oil fired heating is installed, ensuring reliable warmth. The tenure is freehold, providing the security of outright ownership for the purchaser.

### Local area

Situated in the village of Fleet, this property benefits from a sought-after village location that provides a balance of tranquility and accessibility. Fleet is well positioned for access to various local amenities, essential facilities, and transport routes, making it a practical base for commuting and everyday life.



### ENTRANCE

Covered porch, Part glazed door.

### ENTRANCE HALL

Stairs to first floor landing, radiator.

### WC

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

### LOUNGE

14'1" x 13'2" (4.3m x 4m)

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

### 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, radiator, floor mounted oil-fired boiler.

### UTILITY

8'7" x 6'11" (2.6m x 2.1m)

Part glazed door to the rear elevation, plumbing 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

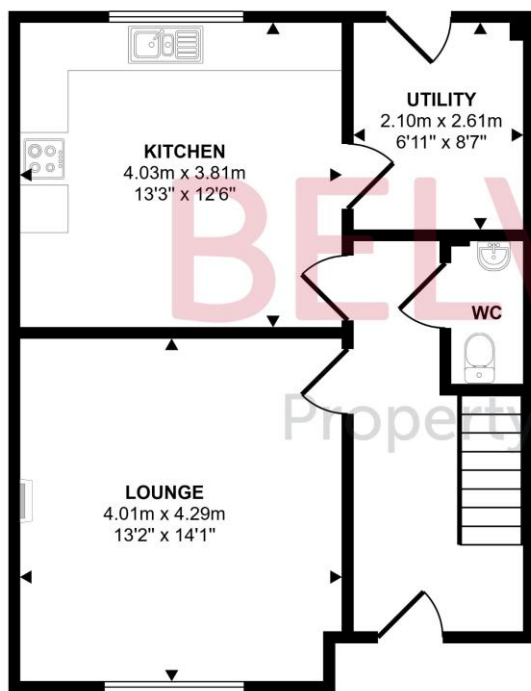
Ample off-road parking with gravel driveway to front and side leading to: Side garden with lawn and oil storage tank.

REAR: Gated access from the front, enclosed by fencing and hedging, laid to lawn.

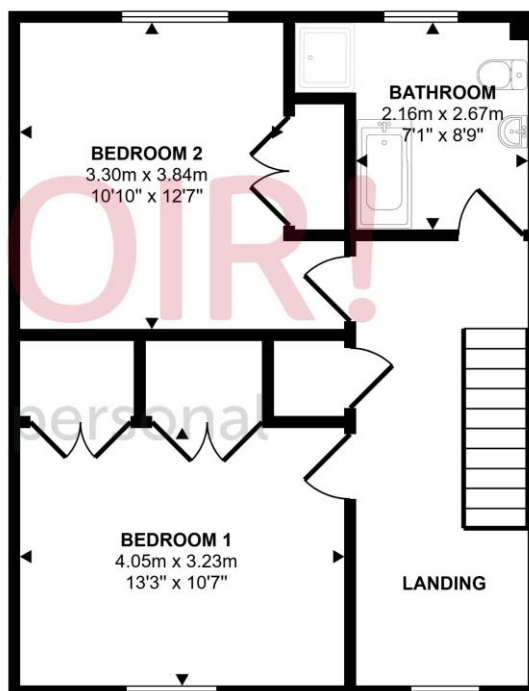




Approx Gross Internal Area  
104 sq m / 1115 sq ft



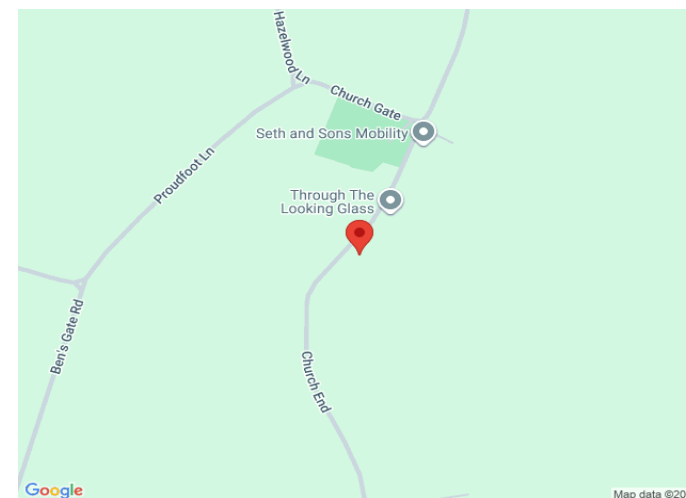
Ground Floor  
Approx 50 sq m / 541 sq ft



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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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