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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 2 Old Barn Court, Fleet Hargate PE12 8LZ

**GUIDE PRICE - £160,000 Freehold**

- Ideal Investment Property
  - 2 Bedrooms
  - Garage and Parking
  - No Onward Chain
  - Viewing Recommended
- 2 bedroom mid-terraced property situated in prime village location of Fleet Hargate. Accommodation comprising entrance lounge, kitchen diner, lobby, cloakroom, 2 bedrooms and bathroom. Single garage and off-road parking. Enclosed rear gardens. Vacant Possession.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### **ACCOMMODATION**

Canopy porch with obscure UPVC double glazed door leading into:

#### **ENTRANCE LOUNGE**

11' 5" x 17' 1" (3.48m x 5.23m) Skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, staircase rising to first floor, central heating thermostat, door to:

#### **KITCHEN DINER**

10' 8" x 11' 3" (3.26m x 3.44m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre strip light, tiled floor, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, integrated stainless steel gas hob with pull out





extractor hood over, integrated stainless steel fan assisted oven, electric consumer unit, wall mounted Worcester Bosch boiler, door to:

#### **OUTER LOBBY**

3' 10" x 4' 9" (1.18m x 1.46m) Obscure UPVC double glazed door to the side elevation, tiled flooring, coat rail, skimmed and coved ceiling, centre light point, door to:

#### **CLOAKROOM**

3' 1" x 4' 9" (0.96m x 1.47m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, laminate flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with taps and tiled splashbacks, mirror and shelf over.

From the Lounge the staircase rises to:

#### **FIRST FLOOR LANDING**

2' 10" x 7' 3" (0.88m x 2.23m) Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space.

#### **MASTER BEDROOM**

10' 7" x 11' 4" (3.25m x 3.47m) 2 UPVC double glazed windows to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point.

#### **BEDROOM 2**

10' 4" x 11' 5" (3.16m x 3.48m) 2 UPVC double glazed windows to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

#### **FAMILY BATHROOM**

Skimmed and coved ceiling, centre light point, extractor fan, laminate flooring, storage cupboard off with slatted shelving, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks, bath with telephone shower mixer tap and fitted Triton power shower over, shower curtain and rail.

#### **EXTERIOR**

The front garden is mainly laid to lawn with paved pathways leading to a

#### **REAR GARDEN**

Paved pathways, patio, external lighting, cold water tap, mainly laid to lawn with shrub borders.

Side access gate leading to pathways to:

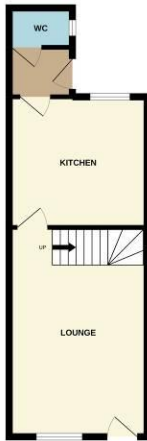
#### **GARAGE**

8' 9" x 17' 8" (2.67m x 5.41m) Second in the block. Rear access door, up and over door, power and lighting, separate electric consumer board.

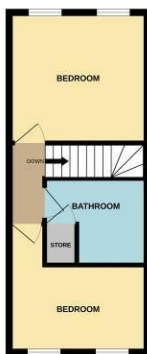
#### **DIRECTIONS**

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 off the roundabout towards Kings Lynn. Take the second exit at the next roundabout towards Kings Lynn and proceed for approximately 2 miles taking right hand turn into Fleet Hargate where the property will be found on the left hand side.

SECOND FLOOR  
363 sq. ft. (33.7 sq. m.) approx.



FIRST FLOOR  
324 sq. ft. (30.1 sq. m.) approx.



TOTAL FLOOR AREA: 688 sq. ft. (63.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band A

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: S11059

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

R. Longstaff & Co.

5 New Road

Spalding

Lincolnshire

PE11 1BS

## CONTACT

T: 01775 766766

F: 01775 762289

E: [spalding@longstaff.com](mailto:spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

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