ACORUS RURAL PROPERTY SERVICES LTD.
THE RURAL PROPERTY SPECIALISTS



MILL LODGE

FLEET BANK, FLEET, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 8LW

A detached three bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

(PLEASE REFER TO THIS SECTION IN THE DETAILS FOR FURTHER INFORMATION).

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £260,000

REF: C339

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

RICS

Telephone: 0345 340 5215
www.acorus.co.uk

acorus
rural property services

INTRODUCTION
This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION
The property is situated in a rural location to the north east of Fleet and is surrounded by open countryside.

The market towns of Long Sutton and Holbeach which offer a wide range of amenities are nearby.

Fleet is approximately 8 miles east of Spalding and 13 miles south of Boston. Fleet is just off the A17 between Holbeach and Gedney almost 15 miles from King's Lynn in Norfolk.

DESCRIPTION
A detached three bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.

ACCOMMODATION
With double glazing throughout, the accommodation comprises:-

Hall
Enter the property through the front door into the Hall with airing cupboard and doors leading to;

Lounge 5.3m x 4.4m
Electric fire, double aspect windows, bay window and archway leading to Dining Room.

Dining Room 4.1m x 3.4m
Window to side elevation and doors leading to Garden Room and Kitchen.

Kitchen/Dining Room 6.5m x 4.1m
Fitted units, built-in appliances and oven, built-in large storage/ pantry cupboard, window to rear elevation and door leading to;

Garden Room 3.6m x 3.6m
Double doors to rear garden, triple aspect windows and radiator.

Inner Hall (off Kitchen)
Hallway with door to driveway.

Study 2.7m x 2.7m
Door to rear garden and window to rear elevation.

Utility Room 2.3m x 2.2m
Built-in units with sink and space for washing machine and tumble dryer. Window to rear elevation. Water softening unit.

WC 2.2m x 1m
Toilet and wash hand basin.

Master Bedroom With En-suite

Shower Room 4.5m x 3.8m
Built-in wardrobes with window to side of the property and door leading to;

En-suite Shower Room 2.5m x 2.3m
WC, wash hand basin and large shower.

Bathroom 2.6m x 2.4m
WC, wash hand basin, bath with shower over.

Bedroom 2 4m x 3m
Fitted wardrobes and window to front elevation.

Bedroom 3 3m x 2.9m
Window to front elevation.

OUTSIDE
Driveway, double garage and parking area for several cars.

Mature gardens to front,side and rear of the property.

The property is bordered by mature hedging and trees.

AGRICULTURAL OCCUPANCY CONDITION
Planning permission for Mill Lodge was granted on the 8 November 1983 reference H5/0702/83 subject to an agricultural occupancy condition which states:-

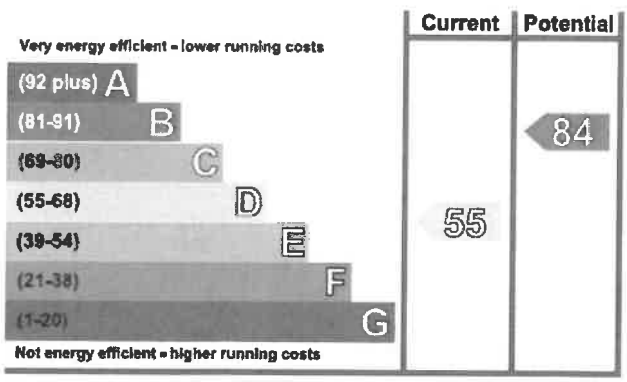
'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.'

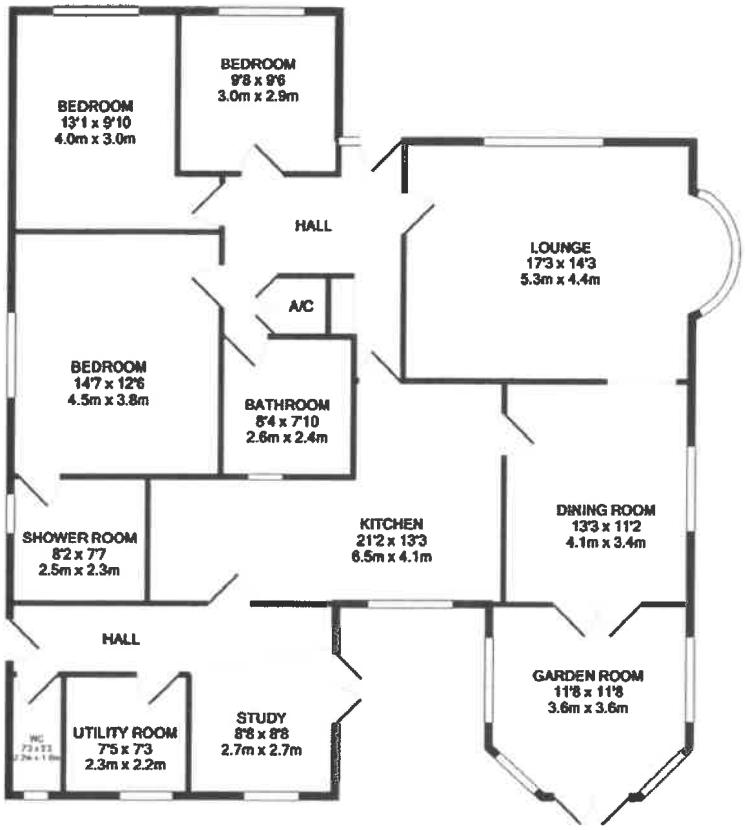
UPLIFT CLAUSE
The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (NOT TESTED)
The property is provided with mains water and electric. Drainage is to a Klargester waste treatment plant. Central heating is provided by Oil.

LOCAL AUTHORITY
South Holland District Council
Council Offices
Priory Road, Spalding
Lincolnshire
PE11 2XE
T: 01775 761161

VIEWING
Strictly by appointment with the selling agent Acorus.



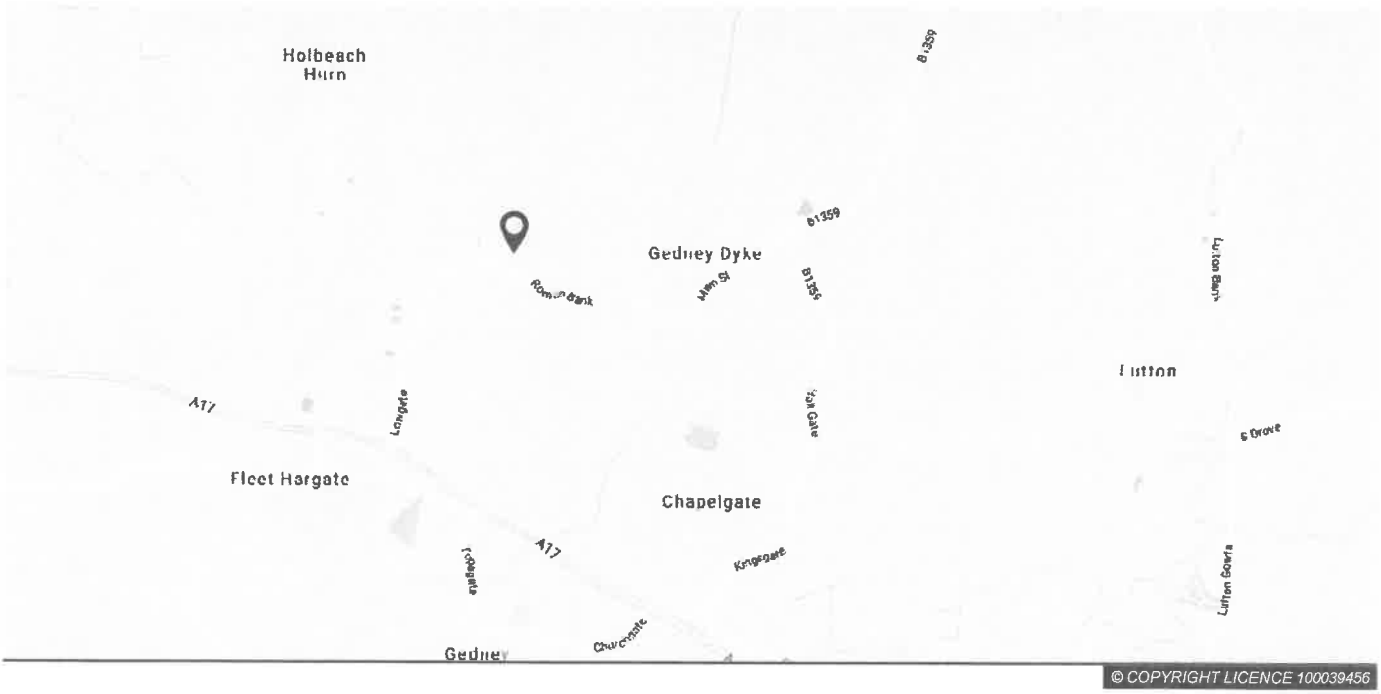

BEDROOM
13'1 x 9'10
4.0m x 3.0m
BEDROOM
9'8 x 9'6
3.0m x 2.9m
HALL
LOUNGE
17'3 x 14'3
5.3m x 4.4m
A/C
BEDROOM
14'7 x 12'6
4.5m x 3.8m
BATHROOM
8'4 x 7'10
2.6m x 2.4m
SHOWER ROOM
8'2 x 7'7
2.5m x 2.3m
KITCHEN
21'2 x 13'3
6.5m x 4.1m
DINING ROOM
13'3 x 11'2
4.1m x 3.4m
HALL
GARDEN ROOM
11'8 x 11'8
3.6m x 3.6m
UTILITY ROOM
7'5 x 7'3
2.3m x 2.2m
STUDY
8'8 x 8'8
2.7m x 2.7m











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IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

Tel: 0845 60 11 047 • www.acorus.co.uk

rightmove co.uk

Viewing
Strictly by appointment with the selling agent Acorus.

IMPORTANT NOTICE Acorus Rural Property Services Ltd for themselves and for the landlord of this property whose agents they are give notice that: 1. The particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in employment of Acorus Rural Property Services Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors. 4. No responsibility can be accepted for any expenses incurred by an intending purchaser in inspecting any property which has been let or withdrawn. 5. The property is sold subject to and with the benefit of rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements and restrictive covenants whether referred to in these particulars or not. **PROPERTY MISDESCRIPTIONS ACT** 1. All measurements are approximate. 2. While we endeavour to make our sale particulars accurate and reliable if there is any point which is of particular importance to you please contact Acorus Rural Property Services Ltd who will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 3. Acorus Rural Property Services Ltd has not undertaken any tests of the services or appliances present at the property beyond statutory obligations and prospective tenants should carry out their own investigations in this regard. 4. All plans and photographs within these particulars are provided for a general guide and identification purposes only. Any items of plant, machinery fixtures and fittings shown may not necessarily be included in the sale.

ABOUT ACORUS

Acorus Rural Property Services operate nationwide from various strategically located offices. Our professionally qualified staff include Chartered Surveyors, Building Consultants, Town Planners and Valuers. We are able to advise you on a range of property matters with flexible fee arrangements.

We specialise in:-

- Property Sales
- Planning Applications
- Appeals
- Building Design
- Building Regulation Approval
- Local Plan Representation
- Diversification and Grants

For all types of rural property.

So if you are thinking about new build, conversions or just want advice on how to maximise the value of your property assets contact Acorus Rural Property Services.

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Fleet Bank, Fleet
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Spalding
Lincolnshire
PE12 8LW

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THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION
(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY
FREEHOLD
VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £265,000
Ref: C339

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THE PROPERTY, ACCOMMODATION AND SERVICES

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Inner Hall (off Kitchen)
Hallway with door to driveway.

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Door to rear garden and window to rear elevation.

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Built-in units with sink and space for washing machine and tumble dryer. Window to rear elevation. Water softening unit.

WC **2.2m x 1m**
Toilet and wash hand basin.

Master Bedroom With En-suite Shower Room. **4.5m x 3.8m**
Built-in wardrobes with window to side of the property and door leading to;

En-suite Shower Room **2.5m x 2.3m**
WC, wash hand basin and large shower.

Bathroom **2.6m x 2.4m**
WC, wash hand basin, bath with shower over.

Bedroom 2 **4m x 3m**
Fitted wardrobes and window to front elevation.

Bedroom 3 **3m x 2.9m**
Window to front elevation.

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