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Lincolnshire, Fleet







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Price: £260,000

For Sale - Freehold - Ref: C339

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

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

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.

Make an enquiry

Name *

Contact no *

Email address *

Address

Postcode

Message *

I would like

- [ ] A viewing
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Submit enquiry

Registered Address - The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk, IP33 3AA | Company Number - 04514547
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