

The Cottage Lowgate, Fleet, Holbeach, PE12 8LN

£250,000

- Charming, fully renovated cottage just a short walk from Fleet town centre
- Convenient access to Holbeach town centre
- Blending character and modern sophistication, finished to a high standard.
- Stunning open-field views from front to back.
- Expansive, landscaped rear garden with dual patio areas.
- Heated outdoor building, perfect as a home cinema or flexible family space.
- Ample front parking plus a single garage.
- Original features retained, paired with contemporary updates.
- Cosy snug and a formal dining and lounge area.
- Two upstairs bedrooms, stylish downstairs shower room.

Nestled just a short walk from the heart of Fleet, and a quick drive to Holbeach town, this beautifully renovated cottage perfectly blends charm and modern comfort. With its characterful quirks, the home has been fully updated to a fantastic standard. Boasting ample parking, a single garage, and stunning open-field views from front to back, the extensive rear garden is a real highlight. Thoughtfully landscaped by the vendors, it includes a dual patio area and a heated outdoor building, currently a home cinema, with its own bathroom, ideal for family gatherings. Inside, original features meet modern design: a cosy snug, a warm lounge, a formal dining room, and a beautiful kitchen with garden views. Downstairs, a stylish shower room complements the space, while upstairs offers two peaceful bedrooms. This is a must-see to fully appreciate its charm!

Lounge 9'11" x 13'8" (3.04m x 4.17m)



Window to rear. Radiator.

Snug 8'11" x 11'7" (2.74m x 3.54m)



Window to front. Multi fuel burner. Radiator.

Kitchen/Breakfast Room 9'3" x 17'11" (2.83m x 5.47m)



Window to rear. French doors to rear. Stable door to courtyard. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Integrated oven and grill. Integrated microwave. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge. Tiled splash backs. Tiled flooring.

Inner Hallway

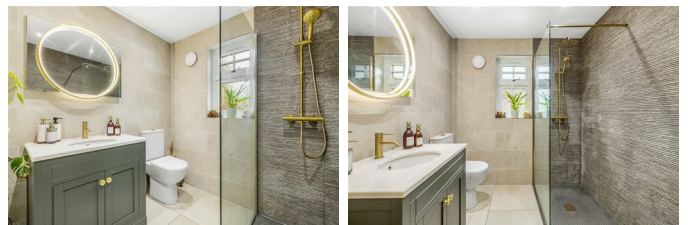
Radiator.

Dining Room 12'3" x 9'3" (3.75m x 2.82m)



Window to side. Stairs to first floor. Radiator. Understairs storage cupboard.

Shower Room 6'8" x 7'0" (2.04m x 2.15m)



Window to side. Walk in wet room shower with rainwater head and separate shower attachment. Wash hand basin. Toilet. Fully tiled walls. Wall mounted heated towel rail. Tiled flooring.

First Floor Landing

Doors to bedrooms.

Bedroom 1 9'8" x 11'11" (2.96m x 3.65m)



Window to front. Radiator.

Bedroom 2 7'11" x 9'2" (2.42m x 2.81m)



Window to rear. Radiator.

Outside



The front of the property has a low level brick wall and laid to gravel giving off road parking, leading to the garage.

The second part of the rear garden has stepping stones leading to the wooden summer house. The rear garden is enclosed by timber fencing and laurel hedging. Timber sheds. Brick built outbuilding. Outside power points and outside light.

Garage 18'4" x 9'11" (5.59m x 3.03m)

With a metal up and over door. Power and lighting connected. Pedestrian door to side.

Pergola 10'2" x 13'8" (3.10m x 4.17m)



Perspex roof. Patio seating area.

Wooden Summer House



Living Area/Bedroom 13'4" x 15'5" (4.07m x 4.72m)



Timber construction. Windows to front. French doors to front. Wooden flooring. Electric heater. Airing cupboard with a water tank.

Bathroom 4'11" x 7'0" (1.50m x 2.15m)



Panelled bath with mixer tap over and a handheld shower attachment. Electric mixer shower on a sliding adjustable rail. Toilet with a push button flush. Wash hand basin set in vanity unit with built in storage. Tiled splash backs. Electric wall mounted heated towel rail. Wooden flooring.

Property Postcode

For location purposes the postcode of this property is: PE12 8LN

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the

solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: A
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Septic Tank
 Heating: LPC Heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
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Parking: Driveway and Single Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: E39

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

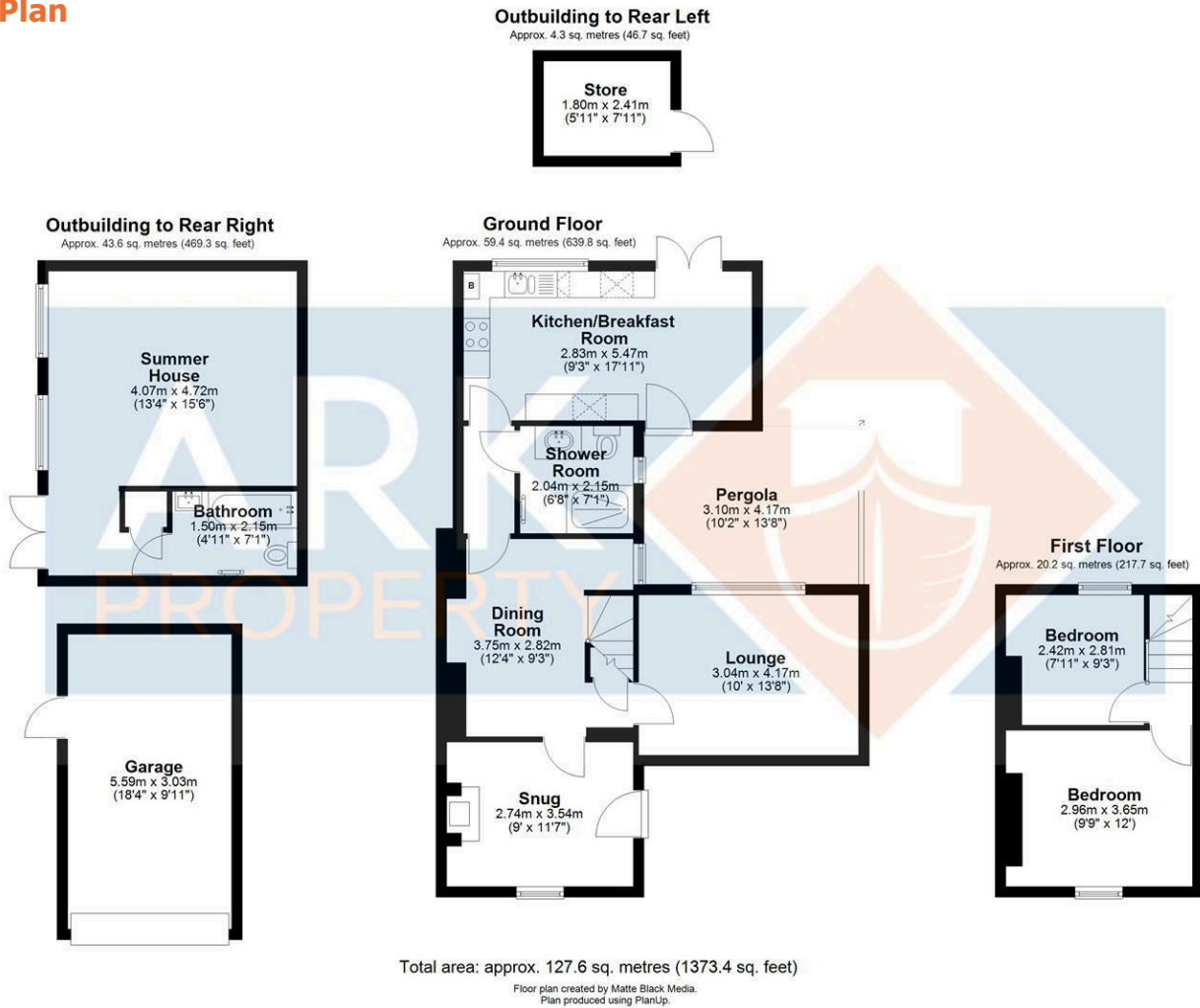
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

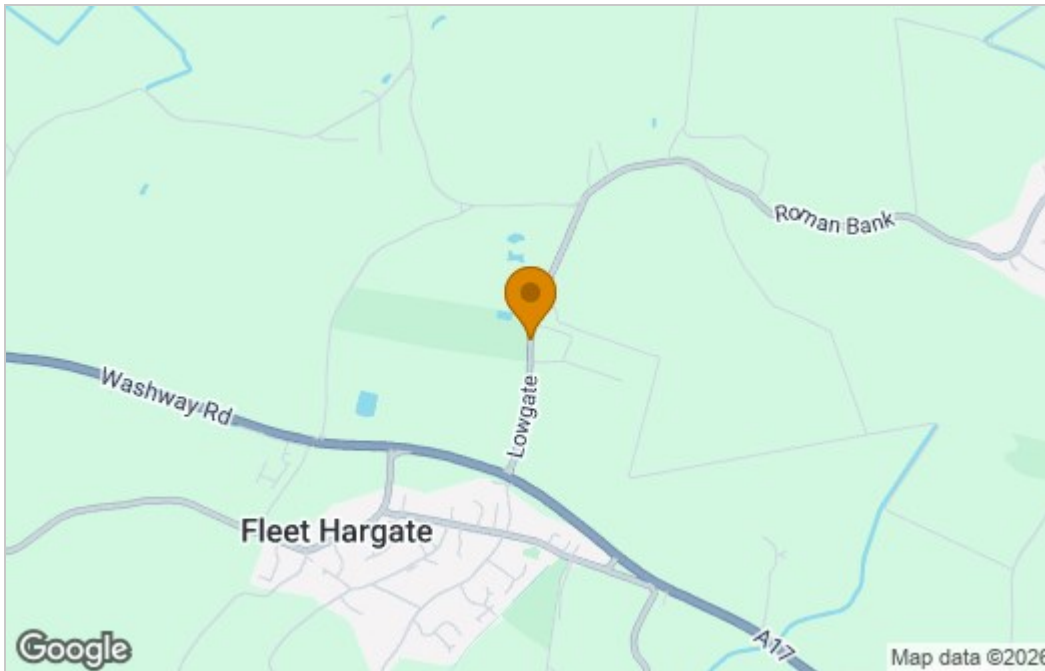
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

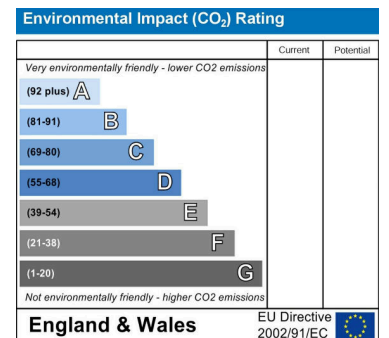
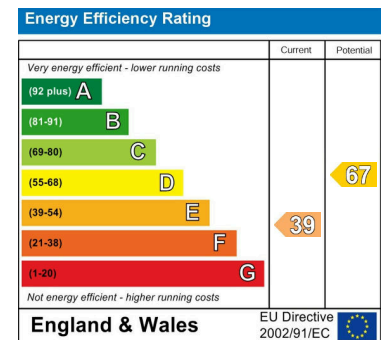
Floor Plan



Area Map



Energy Efficiency Graph



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