

Fulney Paddocks Rangell Gate, Low Fulney, PE12 6EW

£395,000

- Detached chalet bungalow in a peaceful semi-rural location
- Scope for cosmetic updating, offering great potential to personalise
- -around gardens providing privacy and outdoor space
- Triple garage with large games room above – ideal for hobbies or conversion (STPP)
- Approx. one acre of paddock land with stable – perfect for equestrian use
- Versatile and generous plot, ideal for families or lifestyle buyers

Charming Detached Chalet Bungalow with Land and Outbuildings in Semi-Rural Setting.

Set in a desirable semi-rural location, this detached chalet bungalow offers a fantastic opportunity for those looking to add their own touch. Requiring cosmetic updating, the property sits within wrap-around gardens and boasts a triple garage with a spacious games room above — ideal for entertaining or conversion (STPP).

In addition, the home includes approximately an acre of paddock land with a stable, perfect for equestrian use or lifestyle buyers seeking space and privacy. A rare chance to acquire a home with scope and potential in a peaceful countryside setting.

Entrance Hall 18'11" x 11'8" (max) (5.77m x 3.58m (max))

PCV double glazed entrance door. Skimmed ceiling. Stairs to first floor. Two radiators. Built in storage cupboard with hanging rail.

Study/Bedroom 9'0" x 12'1" (2.75m x 3.70m)

PVC double glazed windows to front and side. Radiator.

Bedroom 12'3" x 12'1" (3.74m x 3.69m)

PVC double glazed window to side and French doors to rear. Radiator. Built in wardrobes.

Bathroom 6'3" x 7'6" (1.92m x 2.29m)



PVC double glazed window to rear. Skimmed ceiling with spot lighting. Extractor fan. Kardeane flooring.

Wall mounted heated towel rail. Fitted corner bath with electric shower over. Wash hand basin and toilet set in vanity unit with built in storage.

Lounge 12'2" x 17'7" (3.71m x 5.37m)

PVC double glazed window to front. Two sliding patio doors to rear. Radiator. Cast iron wood burning stove on stone hearth.

Kitchen 12'7" x 11'0" (3.84m x 3.36m)

PVC double glazed window and wooden door to rear. Skimmed ceiling. Tiled flooring. Fitted base and eye level units. Stainless steel sink and drainer. Five ring gas hob. Eye level oven and grill. Space and plumbing dishwasher. Space for fridge freezer. Radiator.

Conservatory 8'5" x 29'0" (2.58m x 8.85m)

Double glazed construction with wooden flooring. Radiator. Bi-folding doors opening to garden.

Utility Room 12'11" x 9'2" (3.94m x 2.80m)

PVC double glazed window to side. Windows and door to rear. Vinyl flooring. Radiator. Fitted worktop space. Base and eye level units.

Pantry Cupboard 5'3" x 4'1" (1.62m x 1.25m)

First Floor Landing 8'5" x 8'1" (2.57m x 2.47m)



PVC double glazed window to front. Radiator. Loft hatch. Built in airing cupboard with hot water cylinder.

Walk in Cupboard 7'5" x 9'10" (2.27m x 3.02m)

Bedroom 10'2" x 10'10" (3.10m x 3.31m)

PVC double glazed window to front. Radiator.

Outside

There is a long gravel driveway with a five bar gate leading to the property and garage.

The property has wrap around gardens with timber storage sheds, pergola and water features. To the side of the property there are four paddocks with stables. Metal staircase leads up to the games room above the garage.

Triple Garage 33'11" x 21'9" (10.36m x 6.65m)

PVC double glazed windows to rear. Doors to side. Three electric roller shutter doors to front. Power and light connected.

Toilet measuring 1.32m x 3.39m with PVC double glazed window to rear. Close couple toilet. Wash hand basin. Space and plumbing for washing machine. Space for tumble dryer.

Games Room 31'7" x 15'11" (9.63m x 4.87m)

Vaulted ceiling. Velux windows. Wood flooring. Cast iron multi fuel stove.

Property Postcode

For location purposes the postcode of this property is: PE12 6EW

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Property construction: Brick built

Electricity supply: Mains

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Triple Garage

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: D57

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.

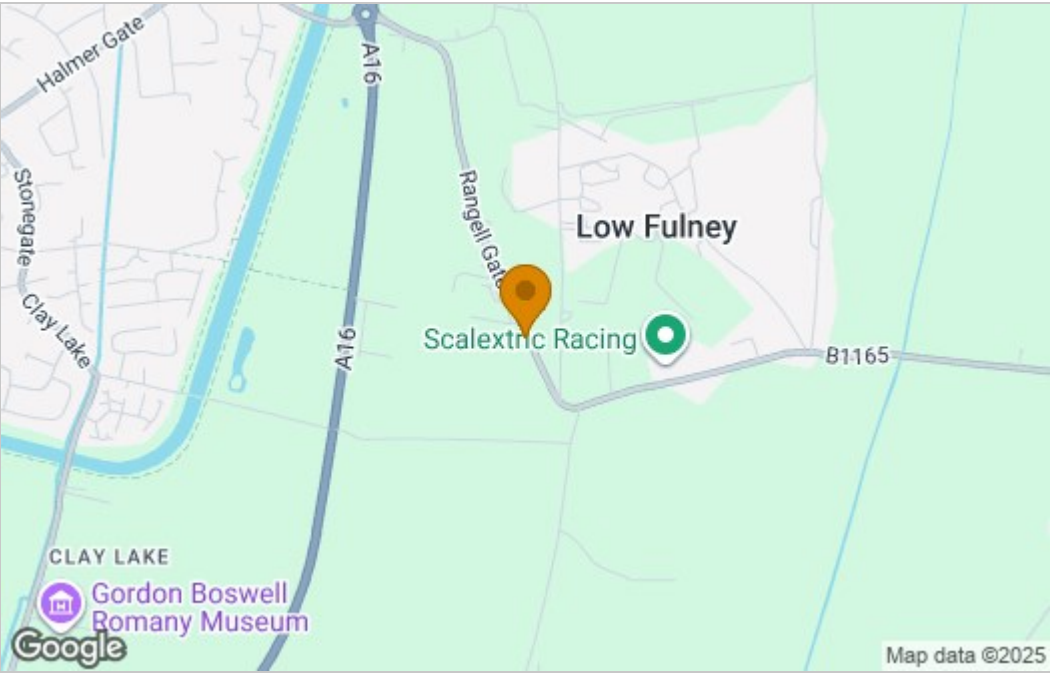
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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



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Energy Efficiency Graph

