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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Mayfair Close, Fleet Hargate PE12 8JZ

GUIDE PRICE - £290,000 Freehold

- Three Bedroom Bungalow
- Master with En-Suite
- Adapted for Disabled Access
- Popular Location
- Low Maintenance Gardens

Three bedroom bungalow with en-suite to master bedroom, kitchen/diner, lounge, shower room adapted for disabled access, multiple off road parking, single garage, full UPVC double glazed windows and doors.
NO CHAIN.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property is approached by a block paved driveway providing multiple off road parking for vehicles, the front garden is mainly laid to gravel with a wide range of mature shrubs and trees with gated side access to both side elevations, extensive outdoor lantern lighting to the front, lead to an open storm porch with outdoor lighting and door bell leading to an leaded UPVC double glazed door leading into the:

ENTRANCE HALLWAY

3' 10" x 24' 0" (1.18m x 7.32m) With skimmed and covered ceiling with inset LED lighting, smoke alarm, built in loft access, single radiator, storage cupboard off with shelving, rail and alarm system, central heating thermostat controls, electric consumer unit board, fitted Kardean flooring, further storage cupboard off housing hot water cylinder with slatted shelving.

MASTER BED ROOM

9' 8" x 11' 6" (2.95m x 3.52m) With UPVC double glazed window to front elevation, skimmed and covered ceiling with decorative ceiling rose and centre light point, single radiator, TV point, telephone point, door off into:

MASTER ENSUITE

3' 9" x 9' 7" (1.16m x 2.94m) Recently refitted with obscured UPVC double glazed window to the side elevation, skimmed and covered ceiling with inset



halogen lights, fully tiled walls and floor, full length heated towel rail, fitted with 3 piece suite comprising of low level WC with bio bidet, pedestal wash hand basin with taps, glass mirrored medicine cabinet over with lighting, fully tiled shower enclosure with fitted thermostatic shower over with glass sliding doors.

BEDROOM 2

10' 1" x 11' 4" (3.09m x 3.46m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with decorative ceiling rose, centre light point, single radiator, TV point, telephone point.

BEDROOM 3

7' 8" x 9' 7" (2.36m x 2.93m) With UPVC double glazed window to the side elevation, skimmed and coved ceiling with decorative ceiling rose and centre light point, single radiator, TV point, telephone point, fitted wardrobes with sliding doors and shelving, power points in wardrobe.

FAMILY SHOWER ROOM

6' 4" x 6' 8" (1.94m x 2.05m) With obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling with inset halogen lights, extractor fan, fully tiled walls and floor, full length heated towel rail, fitted with 3 piece suite comprising of low level WC with bio bidet, pedestal wash hand basin with taps, glass mirrored medicine cabinet over with lighting, shower enclosure with fitted thermostatic shower over. Adapted for disabled access.

FORMAL LOUNGE

13' 1" x 14' 1" (3.99m x 4.30m) With UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed windows to both sides with t-light openings, skimmed and coved ceiling with decorative ceiling rose and centre light point, double radiator, TV point, telephone point.



KITCHEN/DINER

10' 0" x 18' 3" (3.07m x 5.58m) With UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling with 2 x centre light points and inset halogen lighting, double radiator, tiled flooring, TV point, telephone point, fitted with a wide range of base and eye level units with preparation surfaces over tiled splashbacks with inset stainless steel one and a quarter bowl sink with mixer tap, integrated fridge/freezer, integrated Hotpoint electric double fan assisted oven, integrated Hotpoint 4 x gas ring hob with integrated extractor hood over and further glass display cabinets, under cabinet lighting, central heating controls, plumbing and space for automatic washing machine, Indeset dishwasher (Indeset washing machine and dishwasher are included in the sale). Wall mounted Ideal boiler concealed into cabinet.

OUTSIDE

Gated access to both sides of the property with extensive outdoor lighting, outdoor tap, brick walling to side of property, fenced boundaries to side and rear, to the rear garden there is a tiled patio area with outdoor lighting, low maintenance gravelled area with further patio area and detached brick outbuilding

DETACHED BRICK OUTBUILDING

5' 6" x 14' 6" (1.69m x 4.44m) With UPVC double glazed door and window to front elevation, strip lighting, tiled flooring, power points, shelving.

DETACHED GARAGE

9' 3" x 18' 4" (2.83m x 5.59m) Up and over door to the front elevation, strip lighting, power points, separate electric consumer unit board, storage space into loft eaves, shelving.



GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band C

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: S11094

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.

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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 follow down on the road taking a left hand turning into Mayfair Close were the property can be located.