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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Charisma, Hocklesgate, Fleet PE12 8LF

£359,950 Freehold

- Detached Spacious Bungalow
- Set on a Large Plot with Open Views
- 3 Double Bedrooms
- Beautifully Presented Gardens
- Viewing Highly Recommended

Deceptively spacious and superbly presented 3 bedroom detached bungalow set on a large plot with mature gardens, garage and ample parking. Accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room, 3 bedrooms, en-suite to the master and family bathroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

OPEN PORCH

Obscure UPVC double glazed door with matching obscure UPVC double glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 7" x 31' 7" (1.71m x 9.65m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to fully boarded loft space with pull down ladder and light. Double radiator, alarm, controls.

BEDROOM 2

12' 11" x 15' 6" (3.94m x 4.74m) UPVC double glazed window to the front and side elevations, skimmed and



coved ceiling, centre light point, radiator, TV point, feature wooden fireplace with marble insert and hearth with fitted log effect fire.

From the Entrance Hallway a door leads into:

BEDROOM 3

11' 10" x 12' 11" (3.62m x 3.95m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off with fitted shelving and alarm controls.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 10" x 15' 7" (3.63m x 4.75m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, 3 fitted double wardrobes (depth of 0.60m with central glass mirrored doors), access to loft space, door to:

EN-SUITE

5' 6" x 7' 10" (1.68m x 2.41m) Skimmed and coved ceiling, extractor fan, chrome heated towel rail, centre light point, vinyl floor covering, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, wall light and medicine cabinet above, bath with mixer tap with further shower attachment tap.

From the Entrance Hallway into:

FAMILY BATHROOM

7' 9" x 7' 5" (2.37m x 2.27m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, built-in extractor, centre light point, fully tiled walls, tiled flooring, chrome heated towel rail, double radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage cupboards below and 2 medicine cabinets above, 'P' shaped bath with mixer tap, glazed shower screen and fitted thermostatic shower over.

DINING ROOM

11' 10" x 11' 10" (3.62m x 3.62m) Coved and textured ceiling, decorative ceiling rose, centre light point, radiator, door into Utility Room, square arch into:

LOUNGE

11' 10" x 18' 7" (3.61m x 5.67m) Also accessed from the Entrance Hallway via glazed double doors. UPVC double glazed French doors to the rear elevation with matching UPVC double glazed windows to both side elevations, UPVC double glazed window to the side elevation, skimmed and coved ceiling, 2 decorative ceiling roses, 2 uplifter wall lights, double radiator, 2 TV points, telephone point, feature inglenook fireplace with tiled hearth and oak mantle and fitted multi fuel burner.





UTILITY ROOM

9' 10" x 11' 1" (3.0m x 3.38m) UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, radiator, vinyl floor covering, fitted with a range of base and eye level units, worktops over, double door storage cupboard with shelving, space and plumbing for washing machine, access door into Garage.

GARAGE

9' 8" x 18' 5" (2.95m x 5.62m) Electric up and over door, skimmed and coved ceiling, strip light, electric consumer unit board, power points.

BRICK BUILT STORAGE SHED ATTACHED housing oil fired boiler, also accessed via a UPVC double glazed door.

From the Entrance Hallway door into:

KITCHEN BREAKFAST ROOM

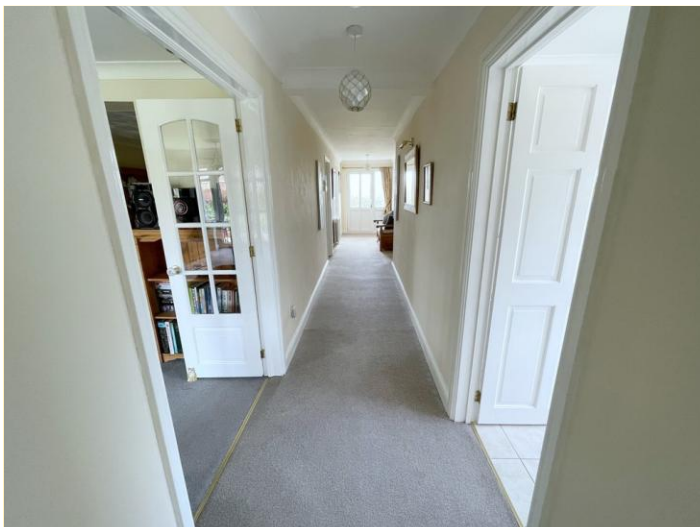
10' 7" x 12' 0" (3.24m x 3.68m) UPVC double glazed window to the rear elevation, obscure UPVC double glazed stable door to the side elevation, skimmed and coved ceiling, inset LED lighting, central light point, built-in extractor fan, recently fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, drawer units, under cabinet lighting, inset one and a quarter bowl sink with mixer tap, integrated Lamona ceramic hob, extractor hood over, integrated Lamona stainless steel double fan assisted oven x 2, integrated larder fridge, integrated dishwasher, pull out larder carousel, radiator, various power sockets with USB points.

EXTERIOR

The front garden is mainly laid to lawn with fenced and hedged boundaries to the front and side. Wrought iron gated access to the side elevation leading into rear garden. The front is laid to gravel with turning bay. Extensive lighting, alarm box. Wrought iron gated access from the front leading down with paved pathways, oil storage tank, cold water tap and a wooden gate leading into:

REAR GARDENS

Beautifully presented gardens with extensive lighting, patio areas, gravelled area, raised shrub borders, wooden summerhouse, mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and the rear elevation, pergola with seating, wooden garden shed, gated access to the rear which has a further area with glasshouse and shed.





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 Hocklesgate where the property can be located on the right hand side.















TENURE Freehold

SERVICES Mains water, electricity and drainage.
Oil central heating.

COUNCIL TAX Band B

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 that they are present or in working order. Buyers must check these.

Ref: S11249

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		