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## Burgess Drive, Fleet Hargate £184,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**A very smart semi-detached bungalow in the village of Fleet Hargate, with NEW gas fired central heating. In brief: Entrance Hall, lounge/diner, kitchen, conservatory, two bedrooms and shower room. Outside: the front of the property is open plan, mainly laid to lawn, gravel driveway leading to the carport and off-road parking. The rear garden is fully enclosed by wood panel fencing and is mainly laid to lawn.**

**Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door to:

#### Entrance Hall

Storage cupboard with linen shelving, thermostat, radiator, loft hatch to insulated loft space housing gas combination boiler serving domestic heating and hot water, vinyl floor covering, door to:

#### Lounge/Diner 4.95m (16'3") x 3.42m (11'3")

PVCu double-glazed window to front, radiator, telephone point, new fitted carpet, TV point, coving to textured ceiling, smoke detector, door to:

#### Kitchen 2.48m (8'2") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double-glazed window to front, tiled flooring.

#### Main Bedroom 3.80m (12'6") max x 3.11m (10'2")

PVCu double-glazed window to rear, TV point, radiator, new fitted carpet, textured ceiling.

#### Bedroom 2 2.84m (9'4") x 2.29m (7'6")

PVCu double-glazed window to rear, textured ceiling, radiator, new fitted carpet, PVCu double glazed door to Conservatory.

#### Conservatory 2.38m (7'10") x 2.84m (9'4")

Double-glazed construction with PVCu double-glazed windows, polycarbonate roof, lights connected, ceramic tiled flooring, PVCu double-glazed entrance door to the garden.

#### Shower Room

Fitted with three-piece suite comprising tiled shower cubicle with fitted electric shower and folding glass door, pedestal wash hand basin, low-level WC, fully ceramic tiled walls, PVCu double-glazed window to side, ceramic tiled flooring, heated towel rail, textured ceiling.

### Outside

The front of the property is open plan with area laid to lawn with flower and shrub borders, gravel drive leading to the carport and off-road parking, outside lighting. The rear garden is fully enclosed with wood panel fencing, area laid to lawn, garden store, greenhouse, outside tap.

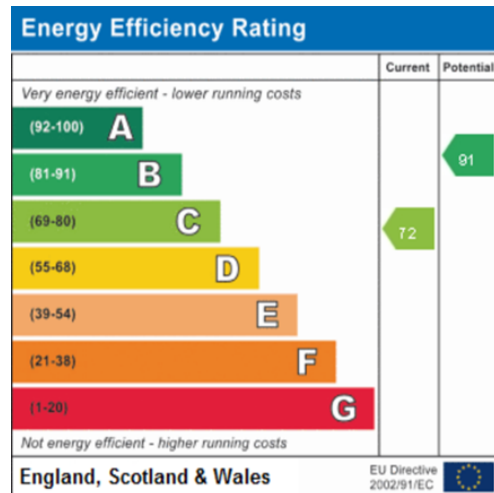
### Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along on to Fleet Street, then Fleet Road. Continue out of Holbeach once reaching Fleet Hargate turn right on to Old Main Road and take the first right turn on to Eastgate and then take the second left on to Burgess Drive, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8NR.

### Council Tax Banding

Band B £1,580.43 - April 2023 to March 2024, South Holland District Council.

### EPC - C









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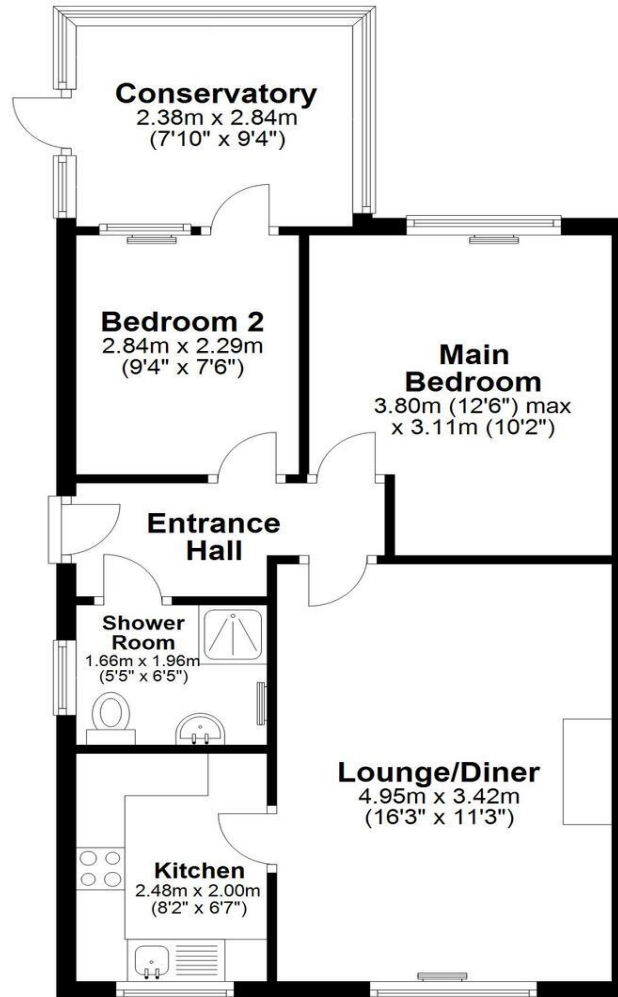
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## Ground Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 55.8 sq. metres (600.2 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

**Disclaimer**

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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