



## Fleet Road, Fleet £269,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



**\*\* NO CHAIN \*\* A well-presented Detached bungalow situated in the parish of Fleet, within walking distance of local shop and bus route. In brief accommodation comprises: Porch, entrance Hall, lounge, kitchen/breakfast, utility room, conservatory, converted garage to sauna room and storeroom, 2 bedrooms, office/bedroom 3 and the family bathroom. Outside gardens to front and rear, off-road parking.**

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

### Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

PVCu double glazed window to front, coving to ceiling, door to:

Entrance Hall

Part glazed entrance door, single glazed window to front, radiator, laminate flooring, telephone point, coving to textured ceiling with smoke detector, access to insulated loft space, door to:

Lounge 4.85m (15'11") x 3.96m (13')

PVCu double glazed window to front and side, coal effect gas fire with wooden surround, marble inset and hearth, radiator, laminate flooring, TV point, two wall lights, coving to ceiling.

Kitchen/Breakfast Room 4.51m (14'10") max x 3.64m (11'11") max

Fitted with a matching range of base and eye level units, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, fitted electric fan assisted oven, built-in four ring hob with extractor hood over, PVCu double glazed window to rear, radiator, laminate flooring, PVCu double glazed door to Conservatory, door to:

Conservatory

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, laminate flooring, TV point, PVCu double glazed French doors to garden, sliding door to:

Utility Room 2.46m (8'1") x 2.03m (6'8")

Fitted with matching base units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to side, ceramic tiled flooring, door to: Sauna room.

Main Bedroom 4.43m (14'6") x 3.33m (10'11")

PVCu double glazed window to rear, PVCu double glazed window to side, radiator, laminate flooring, TV point, two wall lights, coving to ceiling.

Bedroom 2 3.60m (11'10") x 3.32m (10'11")

PVCu double glazed window to front and side, fitted double wardrobe(s) with hanging rails and shelving, radiator, laminate flooring, coving to ceiling.

Office / Bedroom 3 3.31m (10'10") x 2.87m (9'5")

PVCu double glazed window to rear, radiator, laminate flooring, broadband connection. coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with electric shower over and glass screen, vanity wash hand basin with cupboards, drawers, mixer tap and tiled surround, close coupled WC, extractor fan, PVCu opaque double glazed window to side, Airing cupboard housing hot water cylinder and linen shelving, heated towel rail.

Converted Garage:

Sauna Room 2.46m (8'1") x 2.46m (8'1")

Wooden sauna ready for use, vinyl flooring Door to:

Storeroom 2.76m (9'1") x 2.55m (8'4")

Electric roller door to front, power and light connected.

Outside

The front of the property is enclosed by low hedging and low brick wall, area laid to lawn, paved drive leading to good off-road parking, side gate to the enclosed rear garden, wood panel fencing, mainly laid to lawn, flower and shrub insets, garden stores, decked area, patio area, outside lighting, outside tap.

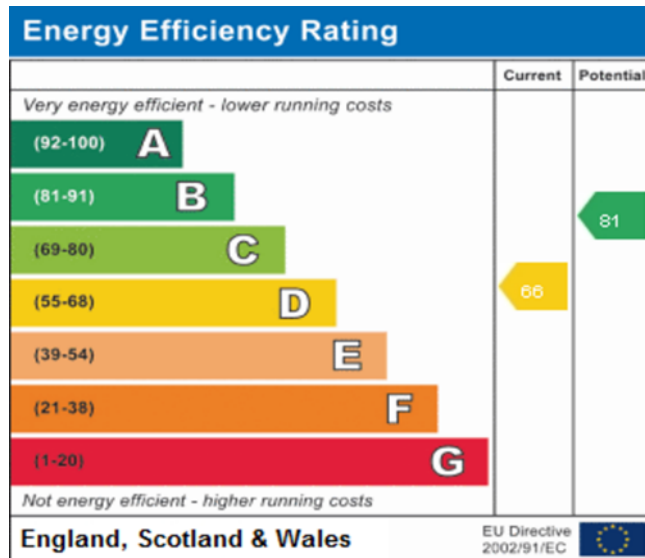
Directions

Leave our Church Street office and turn right at the traffic lights on to High Street, proceed along to Fleet Street, then Fleet Road. Continue out of Holbeach where the property can be located on your left-hand side after the garage. For satellite navigation, the property postal code is: PE12 8LA.

Council Tax Band

Band B 1656.42 From April 2024 to March 2025, South Holland District Council.

EPC D



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

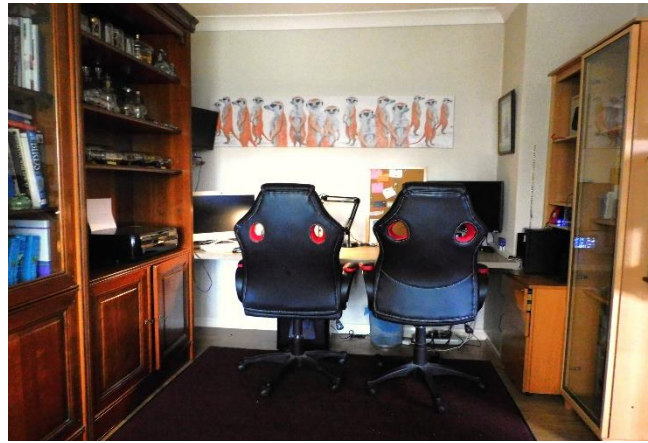
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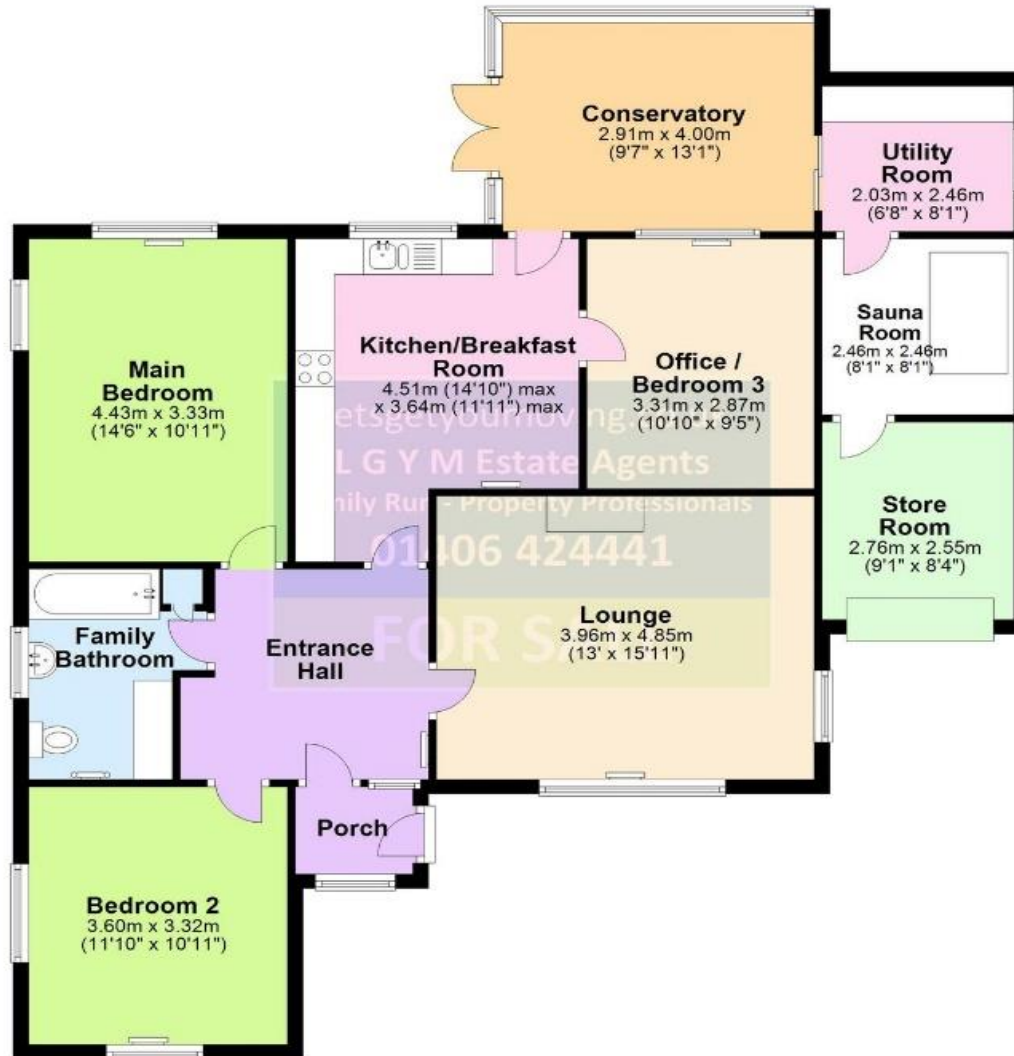
RICS Valuations





### Ground Floor

Approx. 121.0 sq. metres (1302.0 sq. feet)



Total area: approx. 121.0 sq. metres (1302.0 sq. feet)

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

## Disclaimer

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

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.