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## Old Main Road, Fleet Hargate £269,995

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



**We are delighted to offer for sale a well-positioned three-bedroom detached bungalow set in the village location of Fleet Hargate. In brief: Porch, entrance hall, kitchen, utility room, lounge, conservatory, three double bedrooms and a family bathroom. Outside: enclosed rear garden with workshop, greenhouse, good-sized paved drive offering generous off-road parking. Call us anytime - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door with matching side panels to:

Porch

PVCu double glazed windows to side, ceramic tiled flooring, wall light, door to:

Entrance Hall

Airing cupboard housing hot water cylinder, linen shelving, laminate flooring, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, door to:

Kitchen 3.45m (11'4") x 2.79m (9'2")

Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink unit with mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, space for range cooker. PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, door to:

Utility Room 2.79m (9'2") x 2.67m (8'9")

Fitted base units and wall unit with worktop space over, space for automatic washing machine and tumble dryer, PVCu double glazed window to rear, two storage cupboards, ceramic tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to garden.

Lounge 4.78m (15'8") x 3.42m (11'3")

PVCu double glazed bow window to front, gas fire with brick-built surround and tiled hearth, radiator, laminate flooring, TV point, three wall lights.

Main Bedroom 3.60m (11'10") x 3.58m (11'9")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rails and shelving, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.31m (10'10") x 2.96m (9'9")

PVCu double glazed window to rear, radiator, laminate flooring, TV point, coving to textured ceiling.

Bedroom 3 3.56m (11'8") x 2.44m (8')

PVCu double glazed window to side, radiator, TV point, coving to textured ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with electric shower over and shower curtain, pedestal wash hand basin, close coupled WC, fully tiled walls, shaver point, radiator, electric heated towel rail, vinyl floor covering. PVCu opaque double-glazed window to rear, covered to textured ceiling.

#### Conservatory 2.32m (7'7") x 2.96m (9'9")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, PVCu double glazed patio door to garden.

#### Garage 4.64m (15'3") x 2.83m (9'3")

PVCu opaque double-glazed window to side, remote control roller shutter door, light and power connected.

#### Workshop 5.36m (17'7") x 3.09m (10'2")

Detached prefabricated with side door, power and light connected, window to side.

#### Outside

The front of the property is enclosed by a low-level wall and iron railings, iron double gates, landscape garden, paved drive leading to off road parking and single garage, iron side gates leading to the enclosed landscaped rear garden, patio area, pergola, veg plot, two wooden garden stores, greenhouse, workshop with power and light. Outside tap, outside lighting.

#### Directions

Leave our Church Street office and turn immediate right into High Street, onto Fleet Street, then onto Fleet Road heading out of Holbeach. Upon reaching the village of Fleet Hargate, turn right onto The Old Main Road. Proceed along where the property can be located on the Left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8LH.

#### Council Tax

Band A £1,419.79 from April 2024 to March 2025, South Holland District Council.

#### EPC – TBC

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 through separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.









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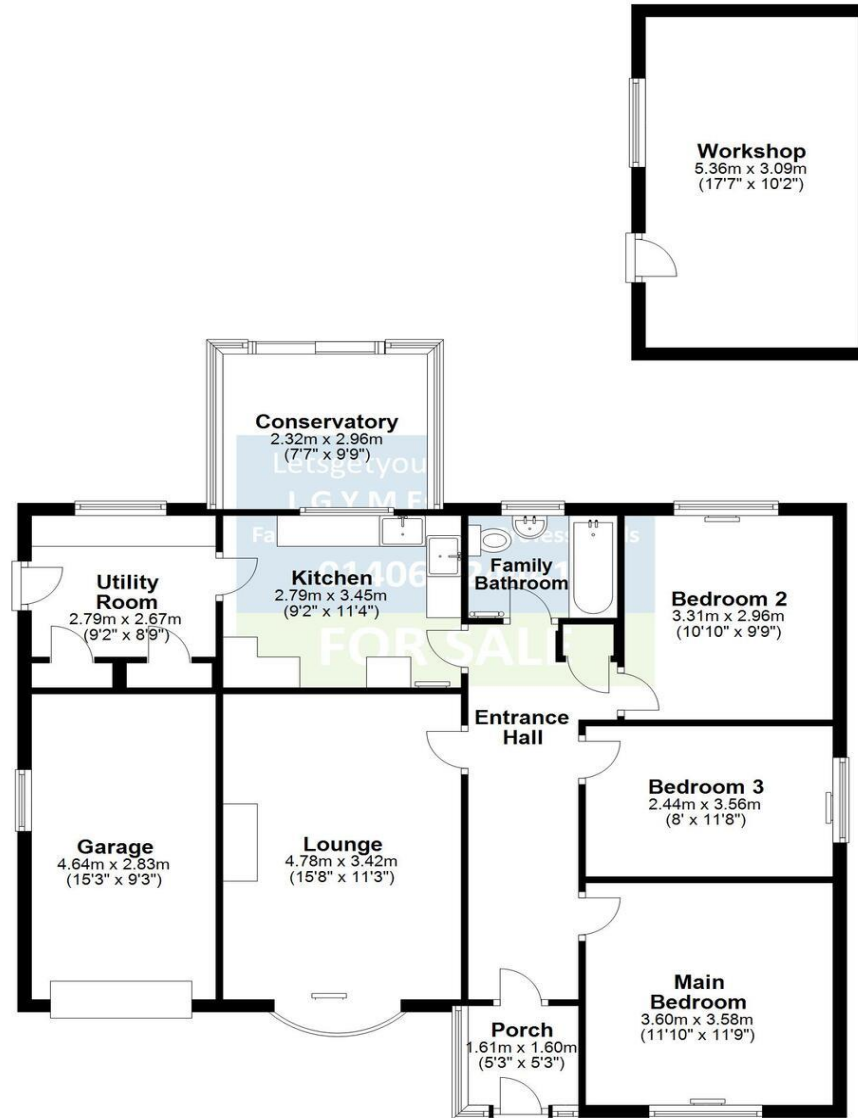
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## Ground Floor

Approx. 123.8 sq. metres (1332.7 sq. feet)



Total area: approx. 123.8 sq. metres (1332.7 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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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard 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 brightly lit by natural light from a large window.