



## Eastgate, Fleet Hargate £224,995

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



**With lovely field views, this charming two-bedroom detached bungalow in Fleet Hargate is very well-maintained and features a modern fitted kitchen with integrated appliances, a cosy lounge with a multi-fuel burner, two double bedrooms, and a shower room. Outside, you'll find a garage/workshop, ample parking, and well-kept gardens complete with a summerhouse and garden store. Being offered with NO ONWARD CHAIN.**

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

Accommodation Comprises:

Storm porch with PVCu double glazed entrance door to:

Entrance Hall

Electric Newlec radiator, airing cupboard housing, hot water cylinder, linen shelving, coving to textured ceiling, CO alarm access to insulated loft space, door to:

Lounge 4.19m (13'9") x 3.62m (11'11")

PVCu double glazed window to front and side, multi fuel burner with stone hearth, wooden mantle over, CO alarm, electric Newlec radiator, telephone point, TV point, coving to textured ceiling.

Kitchen/Diner 6.88m (22'7") x 3.62m (11'11")

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 with tiled surround, integrated fridge, freezer, automatic washing machine and tumble dryer, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear and side, two electric Newlec, radiators, ceramic tiled flooring, TV point, coving to ceiling with recessed ceiling spotlights, PVCu double glazed entrance door to garden.

Main Bedroom 3.62m (11'11") x 3.56m (11'8")

PVCu double glazed window to front, electric Newlec radiator, coving to textured ceiling.

Bedroom 2 3.40m (11'2") x 3.02m (9'11")

PVCu double glazed windows to rear, electric Newlec radiator, PVCu double glazed French doors to garden,

Shower Room

Fitted with three-piece suite comprising tiled shower cubicle with fitted electric shower and glass door, pedestal wash hand basin, close coupled WC, extractor fan, mirrored cabinet, fully ceramic tiled walls, PVCu opaque double glazed window to rear, electric heated towel rail, ceramic tiled flooring, coving to textured ceiling.

Garage/Workshop 7.53m (24'8") x 2.38m (7'10")

Attached brick built single garage with rear door, power and lighting connected, PVCu double glazed windows to side, remote-controlled electric up and over door.

### Outside

The front of the property is enclosed by low level wall, hedging and wood panel fencing, area laid to lawn with flower borders. Hard standing driveway providing good off-road parking, garage and outside lighting. Side gates leading to the enclosed rear garden, wood panel fencing and hedging, area laid to lawn, patio area, shrubs and flowers in gravel borders, wooden garden store, summerhouse, outside tap and lighting.

### Directions

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

### Council Tax

Band B ~ £1.712.43 from April 2025 to March 2026, South Holland District Council.

EPC ~ E

### Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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.

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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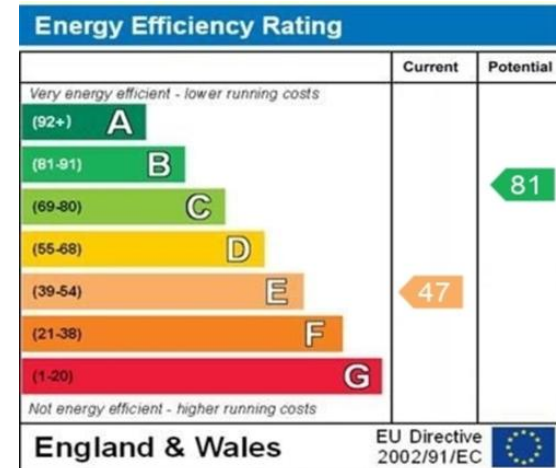












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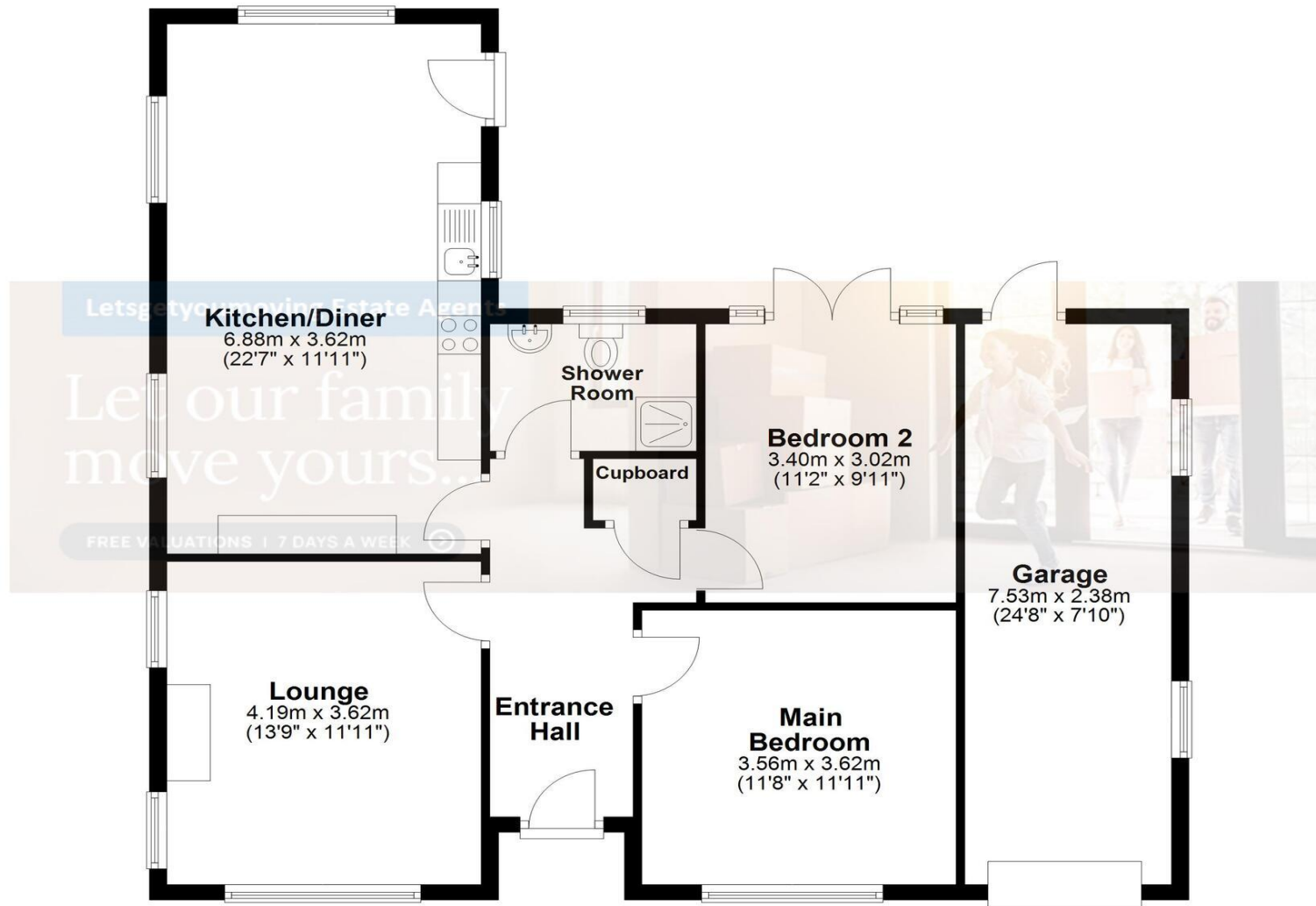
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## Ground Floor

Approx. 96.8 sq. metres (1042.3 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)



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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking through a doorway, each carrying a large cardboard box. To the left of the doorway, several more boxes are stacked. The overall atmosphere is bright and positive, suggesting a successful move.