



## Eastgate, Fleet Hargate, £279,950

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



**\*\* NO CHAIN \*\* A delightful, detached bungalow in the pretty village of Fleet Hargate. In brief: Entrance hall, lounge, dining room/bedroom four, kitchen breakfast, utility room, cloakroom, three further bedrooms and shower room. Ample off-road parking, rear garden, garden store, potting store, paved patio, area laid to lawn. Call anytime to book your viewing - 01406 424441.**

### Accommodation Comprises:

#### Entrance Hall

Radiator, vinyl floor covering, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, bi-fold door to Bedroom 3, airing cupboard housing hot water cylinder and linen shelving, door to:

#### Kitchen/Breakfast Room 3.65m (12') x 3.02m (9'11")

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, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to side, radiator, ceramic tiled flooring, telephone point, broadband point. coving to textured ceiling, bi-fold door, open plan to:

#### Utility Room 2.30m (7'7") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, fitted automatic washing machine and tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to side, folding door to:

#### Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, storage cupboard with shelving, ceramic tiled flooring, coving to textured ceiling.

#### Lounge 5.00m (16'5") x 3.39m (11'1")

Electric fire with surround, radiator, satellite and TV points, dado rail, two wall lights, PVCu double glazed French doors to garden, PVCu double glazed patio door to:

#### Dining Room/Bedroom 4 4.63m (15'2") x 2.53m (8'4")

PVCu glazed window to front and rear, boiler cupboard with wall mounted gas boiler serving heating system, laminate flooring, coving to textured ceiling with recessed ceiling spotlights, PVCu double glazed entrance door.

Main Bedroom 3.62m (11'11") max x 3.02m (9'11") PVCu double glazed window to front, fitted double wardrobe(s) with hanging rail and shelving, radiator, coving to textured ceiling.

Bedroom 2 3.37m (11'1") x 2.97m (9'9")

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

Bedroom 3 2.64m (8'8") x 2.27m (7'5")

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

#### Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard and drawers, close coupled WC part ceramic tiled walls, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

#### Outside

The front of the property is enclosed by hedging and wood fencing, area laid to lawn with shrub borders. Gravel drive with turning point leading to off road parking and carport, outside lighting. Side gate leading to the enclosed rear garden, wood panel fencing, area laid to lawn, patio area, shrub insets and granite chipping borders, potting store, wooden garden store with power, outside tap, outside 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 on to Old Main Road and take the right turn on to Eastgate where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8NA.

#### Council Tax Band

B £1,656.42 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.

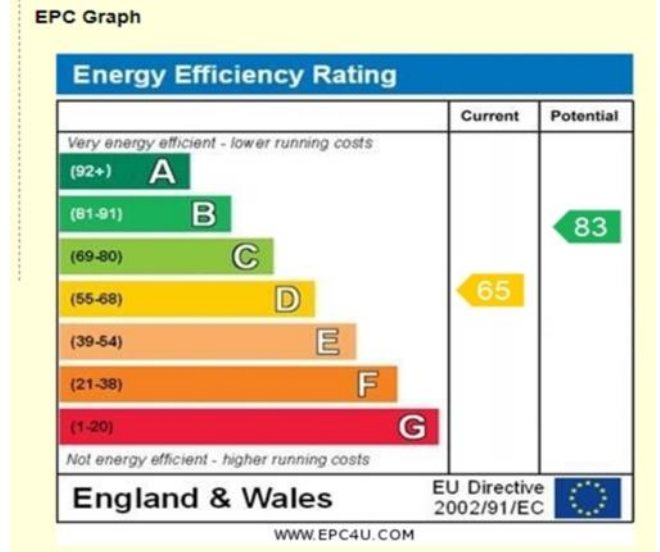
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

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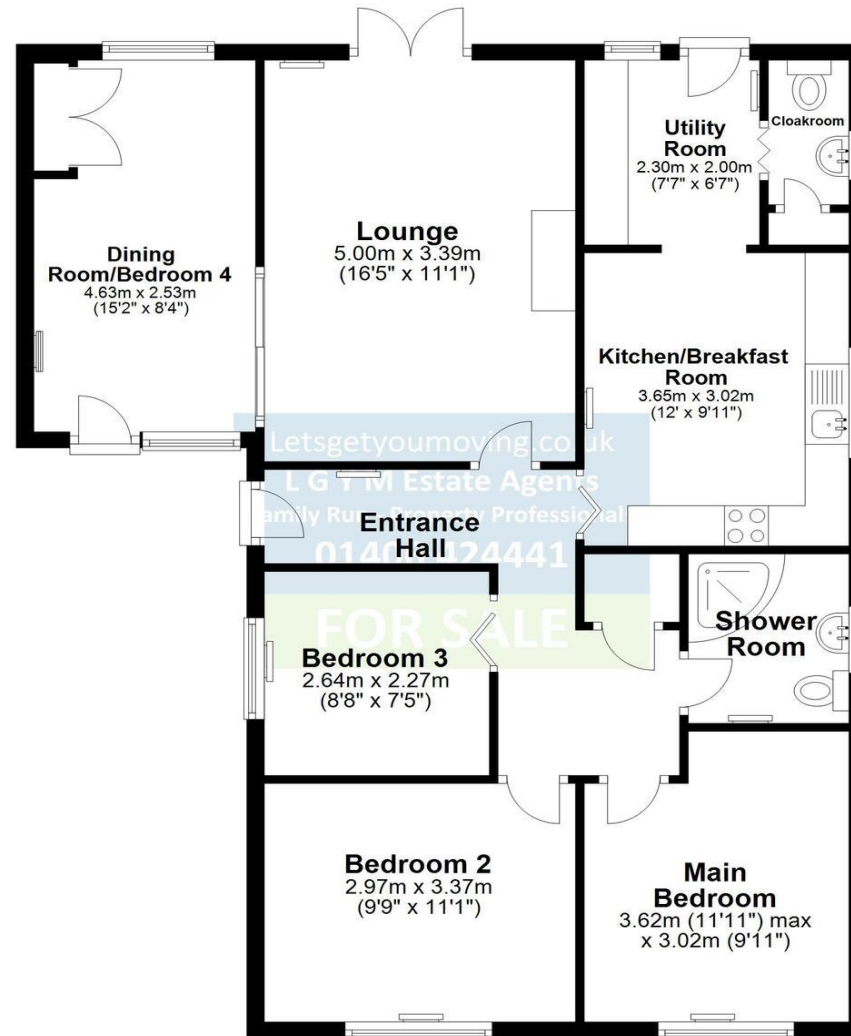






## Ground Floor

Approx. 87.8 sq. metres (944.7 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 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 (a young girl, a woman, and a man) moving into a new home. The girl is running happily towards the camera, while the woman and man are carrying boxes towards a large window. The room is filled with stacks of cardboard boxes, suggesting a recent move. The overall tone is warm and positive, with bright sunlight streaming in from the window.