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L G Y M Estate Agents  
Family Run - Property Professionals



## Eastgate Gardens, Fleet Hargate £200,000 (Offers in excess of)

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



Recently renovated to a very good standard, this smart detached bungalow is set in a quiet cul-de-sac location within Fleet Hargate. In brief: Porch, entrance hall, lounge, kitchen, dining room, two double bedrooms and family bathroom. Outside offers good private off-road parking, a single garage and an enclosed rear garden.

### Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Vinyl floor covering, door to:

Entrance Hall

Cupboard with shelving, radiator, vinyl floor covering, telephone point, central heating thermostat, smoke detector, access to insulated loft space, door to:

Lounge 4.76m (15'7") x 3.58m (11'9")

PVCu double-glazed window to front, log effect electric fire with surround, radiator, fitted carpet, TV point, four wall lights.

Kitchen 3.57m (11'9") x 2.84m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, fitted electric fan assisted double oven, built-in four ring electric hob with extractor hood over, PVCu double-glazed window to rear, vinyl floor covering with recessed ceiling spotlights, heat detector, CO detector, open plan to:

Dining Room 2.84m (9'4") x 2.47m (8'1")

PVCu double-glazed window to side and rear, radiator, vinyl floor covering, recessed ceiling spotlights, PVCu double-glazed entrance door to enclosed rear garden.

Main Bedroom 3.55m (11'8") x 3.44m (11'3")

PVCu double-glazed window to front, radiator, fitted carpet.

Bedroom 2 3.28m (10'9") x 2.96m (9'9")

PVCu double-glazed window to rear, radiator, fitted carpet.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and folding glass screen, vanity wash hand basin with base cupboard, WC with hidden cistern, tiled surround, extractor fan, shaver point, PVCu opaque double-glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights.

#### Outside

The front of the property is open plan offering ample off-road parking, leading to the single garage. Side gate leading to the enclosed rear garden with wood panel fencing, mainly laid to lawn, timber garden store, outside power, lighting and an outside tap.

Garage 4.80m (15'9") x 2.76m (9'1")

Attached brick built single garage with power and light connected remote-controlled electric roller door.

#### Directions

Leave our Church Street office and turn right onto High Street, continue out of Holbeach heading to Fleet Hargate. Upon reaching the village turn right onto Old Main Road and then right onto Eastgate, take the left turn on to Eastgate Gardens, go left and the bottom of the road where the property can be found on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8NP.

#### Council Tax

Band B £1,656.42 from April 2024 to March 2025, South Holland District Council.

#### EPC – B

#### \*\*\* Agents Note \*\*\* LEASED SOLAR PANELS \*\*\*

The solar panels are LEASED by A Shade Greener. The lease applies to the roof and the company take any excess energy that is not used. You are allowed to use any energy supplier (currently Utility Warehouse). The lease expires on 18th November 2038, so approximately 14 years left.

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.

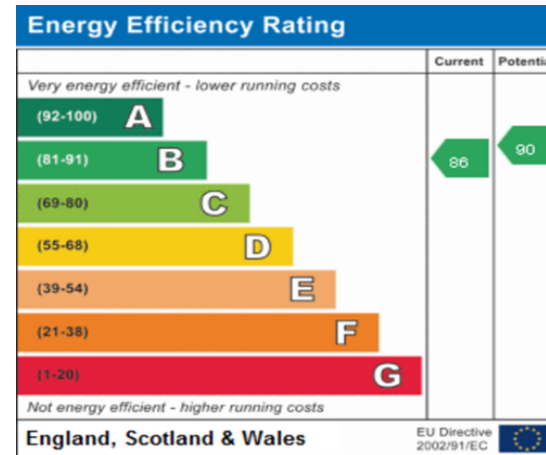
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For further information see the Consumer Protection from Unfair Trading Regulations 2008

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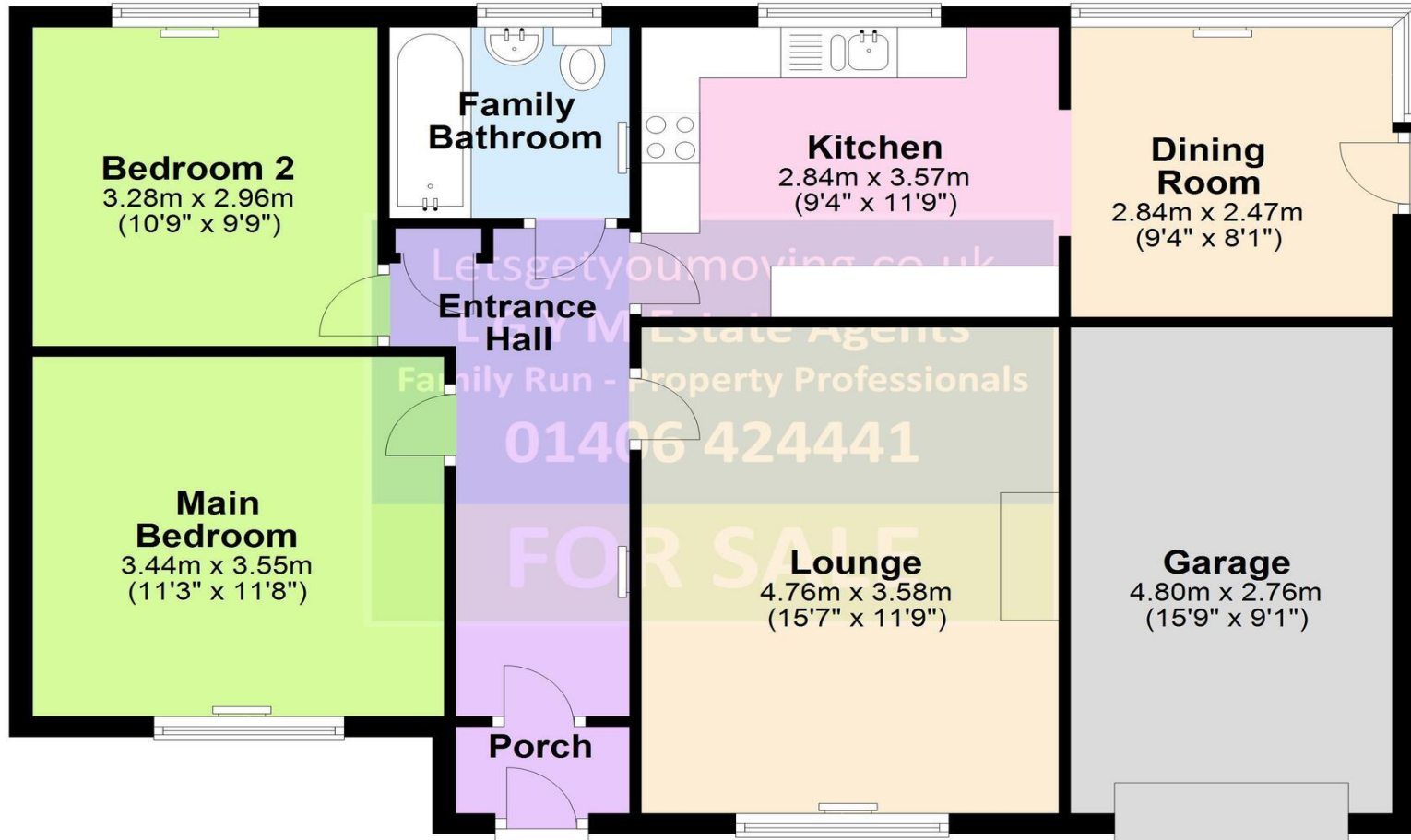






## Ground Floor

Approx. 85.4 sq. metres (918.9 sq. feet)



Total area: approx. 85.4 sq. metres (918.9 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 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.