



Eastgate, Fleet Hargate £349,995

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



A charming four-bedroom period property is nestled in the village of Fleet Hargate. Situated in the middle of its plot, it offers ample off-road parking to the front and an enclosed, dog-friendly, east-facing rear garden. Inside, the home features an inviting entrance hall, a cosy lounge, a dining room, and a spacious kitchen/breakfast room. Practical amenities include a cloakroom, utility room, and pantry. On the first floor, you'll find four bedrooms and a shower room. The outdoor space is equally delightful, with a front garden laid to lawn, gravel off-road parking, a single garage, and a gated access to the enclosed rear garden. Private drainage completes the package, making this home both comfortable and charming.

Call us ANYTIME – 01406 424441 to book your viewing.

Accommodation Comprises:

Main entrance door to:

Entrance Hall

Radiator, stairs to first floor landing, door to:

Lounge 3.97m (13') x 3.61m (11'10")

PVCu double glazed bay window to front, open fire with stone surround, radiator, TV point.

Dining Room 4.11m (13'6") x 3.96m (13')

PVCu double glazed bay window to front, PVCu double glazed window to side, open fire with stone surround, radiator, TV point.

Kitchen/Breakfast Room 5.96m (19'7") x 3.96m (13') max

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with cupboard, drawers, stainless steel sink unit with double draining board, mixer tap and tiled surround, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in five ring gas hob with extractor hood, two PVCu double glazed window to side, radiator, vinyl floor covering, recessed ceiling spotlights, door to:

Utility Room 2.21m (7'3") x 2.02m (6'8")

With worktop space over, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, PVCu double glazed window to side, vinyl floor covering, open plan to:

Pantry/Rear Entrance 3.65m (12') x 1.19m (3'11")

PVCu double glazed window to rear, radiator, vinyl floor covering, shelving.

Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashback, Storage cupboard with shelving, radiator, vinyl floor covering.

First Floor Landing

Coving to ceiling, door to:

Main Bedroom 3.96m (13') x 3.64m (11'11") max

PVCu double glazed window to front, radiator.

Bedroom 2 3.95m (13') x 2.21m (7'3") plus 0.19m (0'7") x 0.19m (0'7")

PVCu double glazed window to front, radiator.

Bedroom 3 3.06m (10') max x 2.89m (9'6")

PVCu double glazed window to front, radiator, TV point, broadband point.

Bedroom 4 3.95m (13') x 2.16m (7'1")

PVCu double glazed window to side, radiator, access to insulated loft space.

Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted electric shower and glass door, pedestal wash hand basin, close coupled WC, tiled surround, shaver point, PVCu opaque double glazed window to side, radiator, vinyl floor covering.

Garage 5.53m (18'2") x 2.45m (8')

Detached concrete block single garage with side door, power and light connected, Up and over door, door.

Outside

The front garden is enclosed with hedging and mainly laid to lawn, with gravel off-road parking that has no restrictions. There is a single garage and gates leading to an enclosed rear garden, which is surrounded by wood panel fencing and hedging, also mainly laid to lawn. The rear garden includes a patio area, a workshop with power and light, a garden store, an 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 on to Old Main Road and take the right turn on to Eastgate where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8NA.

Council Tax

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

EPC TBA

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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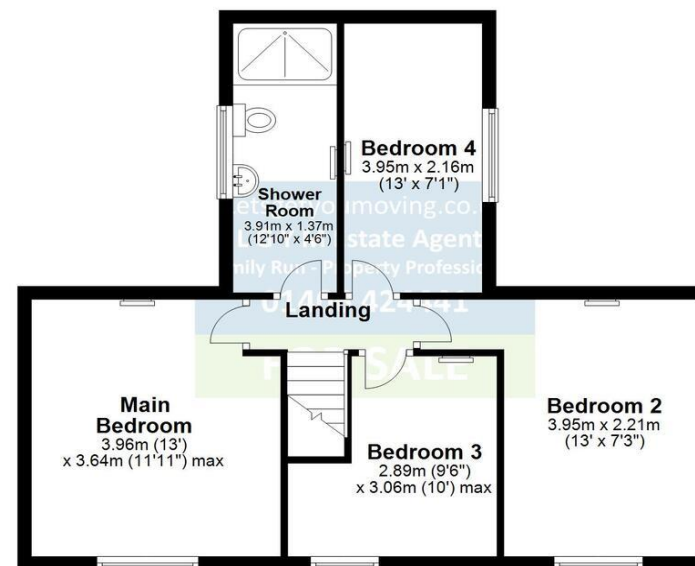
Ground Floor

Approx. 87.9 sq. metres (946.0 sq. feet)




First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 140.1 sq. metres (1507.5 sq. feet)

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



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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. To her left, several large cardboard boxes are stacked. In the background, a woman and a man are walking towards the camera, each carrying a box. They are standing in a doorway that looks out onto a bright, sunny day. The overall mood is positive and welcoming.