



Fleet Road, Fleet Hargate £349,950

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



Set in a non-estate location with picturesque field views, this period styled property is also just a short drive from the town of Holbeach. It boasts a generous sized south-facing garden, ideal for pets and children to play and relax. The ground floor features a welcoming porch, an elegant entrance hall, a cosy lounge, a separate dining room, and a kitchen with a pantry, as well as a rear lobby, utility room, and convenient cloakroom. Upstairs, you'll find three bedrooms, a well-appointed family bathroom, and an additional cloakroom. Outside, the driveway offers ample off-road parking and leads to a tandem garage, while the fully enclosed south-facing rear garden provides an ideal outdoor space for family activities and leisure.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

- Porch
Tiled flooring, PVCu double glazed French doors, door to:
 - Entrance Hall
Understairs storage cupboard, radiator, tiled flooring, telephone point, picture rail, smoke detector, stairs to first floor landing door to:
 - Lounge 4.47m (14'8") x 4.09m (13'5") max
PVCu double glazed box bay window to front, PVCu double glazed window to side, coal effect gas fire with tiled surround and hearth, radiator, TV point, picture rail, two wall lights.
 - Dining Room 3.66m (12') x 3.64m (11'11")
PVCu double glazed window to rear, PVCu double glazed window to side, gas fire with hearth, picture rail.
 - Kitchen/Breakfast Room 3.20m (10'6") max x 3.04m (10')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, water softener, floor mounted gas boiler serving heating system and domestic hot water, gas and electric points for cooker, single glazed window to rear, vinyl floor covering, picture rail, door to:
 - Pantry 2.02m (6'8") x 1.32m (4'4")
PVCu double glazed window to front, vinyl floor covering, shelves.
 - Rear Lobby 3.00m (9'10") x 1.64m (5'5")
PVCu double glazed window to side, radiator, PVCu double glazed entrance door to garden, door to:

Utility Room 5.00m (16'5") max x 3.00m (9'10")

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, plumbing for automatic washing machine, space for tumble dryer, two PVCu double glazed window to side, radiator, ceramic tiled flooring, TV point, coving to ceiling, PVCu double glazed entrance door to garden, door to:

Ground Floor Cloakroom

PVCu opaque double-glazed window to side, fitted with two piece suite comprising, vanity wash hand basin with base cupboard and fully ceramic tiled walls, close coupled WC, heated towel rail, ceramic tiled flooring.

First Floor Landing

Broadband connection point, access to boarded insulated loft space, door to:

Main Bedroom 4.25m (13'11") x 3.95m (13')

PVCu double glazed Box window to front, fitted bedroom suite with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, radiator, picture rail.

Bedroom 2 3.67m (12') x 3.65m (12')

PVCu double glazed window to rear, radiator, picture rail, coving to ceiling.

Bedroom 3 2.97m (9'9") max x 2.74m (9')

PVCu double glazed window to front, radiator, picture rail.

Cloakroom

PVCu opaque double-glazed window to rear, fitted with two-piece suite comprising, vanity wash hand basin with cupboard, close coupled WC, half ceramic tiled walls, vinyl floor covering, coving to ceiling with recessed ceiling spotlights.

Family Bathroom

A two-piece suite comprising deep panelled bath with a Mira Magna shower over, aqua boarding, curtain and rail, vanity wash hand basin with cupboards and drawers, electric fan heater, extractor fan, PVCu opaque double-glazed window to rear, airing cupboard housing, hot water cylinder, linen shelving, radiator, vinyl floor covering with recessed ceiling spotlights.

Tandem Garage 9.75m (32'0") x 2.89m (9'6")

Detached concrete sectioned tandem garage with two side personal doors, power and lighting connected, remote-controlled electric roller door.

Outside

The front of the property is enclosed by wood panel fencing area laid to lawn with flower borders, the drive has decorative granite chippings leading to the tandem garage and off road parking, hand gate to the enclosed south facing garden, hedging with wire fencing, mainly laid to lawn, large patio area, potting shed with power and light, greenhouse, outside lighting, outside tap.

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 into Fleet, where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 8LD.

Council Tax Band

Band C - £ TBA April 2025 to March 2026, 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 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.

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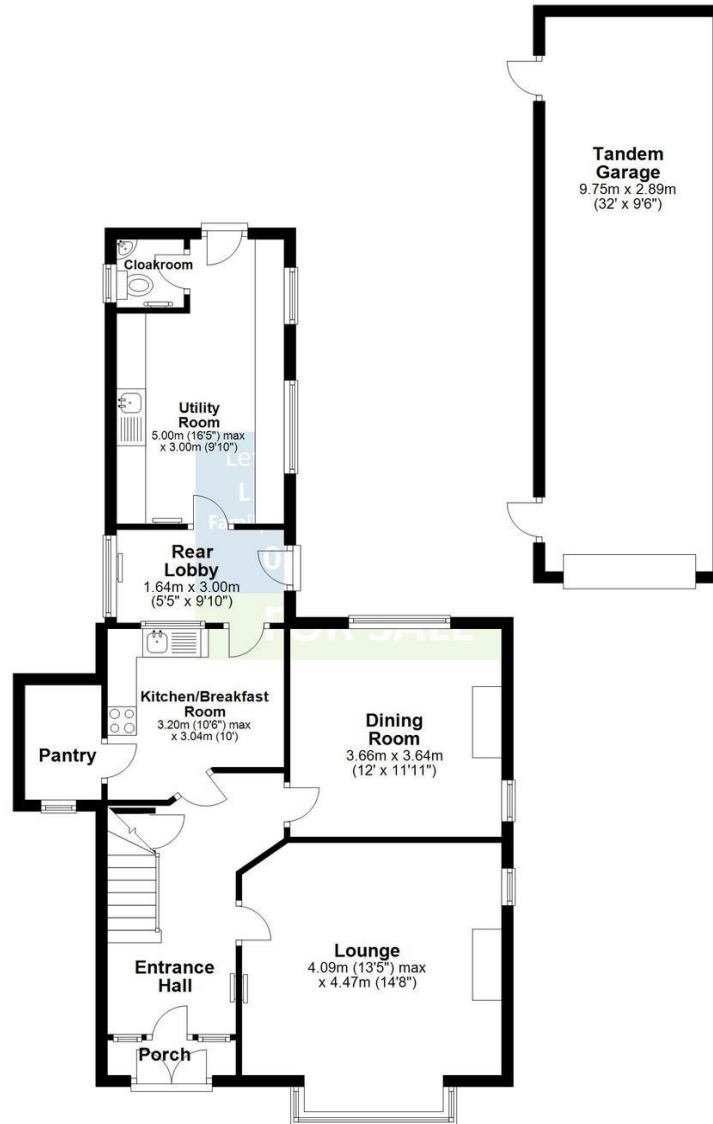


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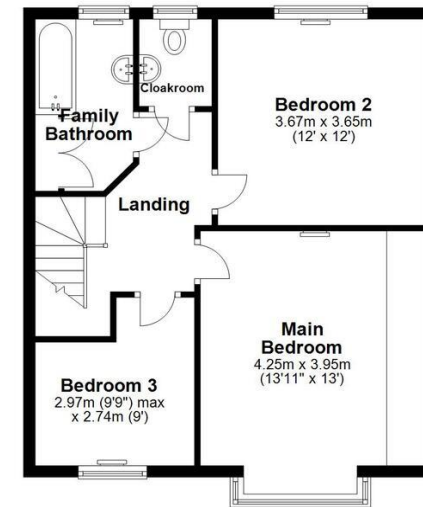
Ground Floor

Approx. 105.1 sq. metres (1131.0 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 159.5 sq. metres (1717.3 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 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 towards the camera, each carrying a large cardboard box. To the left of the family, there is a stack of several cardboard boxes. The scene is set in a bright, modern interior with large windows in the background.