



Fleet Road, Fleet Hargate £399,995

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

Located in the village of Fleet, this spacious five-bedroom home offers an excellent opportunity for those seeking ample living space with modern conveniences. Combining style, comfort, and location, the property is ideal for buyers looking for a well-balanced family home. Outside: the landscaped gardens complement the residence, featuring a double garage and generous parking for several vehicles. The standout feature is the south-facing enclosed rear garden, perfect for enjoying natural light and outdoor activities.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Storm porch with down lighting, PVCu double glazed entrance door to:

Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Kitchen/Breakfast Room 4.56m (15') x 4.33m (14'2")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, integrated fridge, dishwasher, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to front and side, radiator, ceramic tiled flooring, TV point, coving to textured ceiling, open plan to

Utility Room 2.46m (8'1") x 2.14m (7')

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, extractor fan, wall mounted gas boiler serving heating system and hot water, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to side, ceramic tiled flooring, coving to ceiling, PVCu double glazed entrance door to side.

Dining Room 3.47m (11'5") x 2.98m (9'9")

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

Lounge 7.66m (25'2") x 3.56m (11'8")

PVCu double glazed bow window to rear, wall mounted electric fire with stone surround, two radiators, telephone point, TV point, coving to textured ceiling, PVCu double glazed French doors to:

Conservatory 3.50m (11'6") x 3.50m (11'6")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, ceiling fan and power and light connected, electric panel radiator, ceramic tiled flooring, PVCu double glazed French doors to garden.

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, tiled surround, radiator.

First Floor Landing

Telephone point, coving to textured ceiling with smoke detector, stairs to second floor landing, door to:

Main Bedroom 5.48m (18') x 3.56m (11'8")

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling, open plan to:

Walk-in Wardrobe 3.55m (11'8") x 1.37m (4'6")

Built-in double wardrobes with hanging rails and shelving, radiator.

En-suite

Fitted with three-piece suite comprising pedestal wash hand basin, double shower enclosure with fitted mains shower and glass door, close coupled WC, half ceramic tiled walls, extractor fan, light with shaver point, PVCu double glazed window to side, radiator, coving to textured ceiling.

Bedroom 2 4.56m (15') x 3.27m (10'9")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rails and shelving, radiator, telephone point, TV point, USB points, coving to textured ceiling.

Bedroom 3 3.00m (9'10") x 2.77m (9'1")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising with hanging rails and shelving, radiator, TV point, USB points, coving to textured ceiling.

Family Bathroom

Fitted with four-piece suite with deep panelled bath with matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure with fitted mains shower and glass doors, close coupled WC, fully ceramic tiled walls, extractor fan, light with shaver point, PVCu opaque double glazed window to side, radiator, coving to textured ceiling.

Second Floor Landing

Airing cupboard housing hot water cylinder and lining shelving, smoke alarm, door to:

Bedroom 4 3.40m (11'2") x 2.95m (9'8")

Double glazed Velux window to rear aspect, walk-in wardrobe(s) with hanging rail and shelving, radiator, TV point, USB points.

Bedroom 5 4.17m (13'8") x 2.35m (7'9")

Double glazed Velux window to rear aspect, radiator, TV point, USB points.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and glass door, pedestal wash hand basin, close coupled WC, extractor fan, half ceramic tiled walls, PVC opaque double glazed window to side, radiator, door to:

Loft Room 5.92m (19'5") max x 4.20m (13'9") Restricted Head Hight

Broadband point fitted light.

Double Garage 5.92m (19'5") x 4.20m (13'9")

Detached brick built double garage with PVCu double glazed side door, power and light connected, PVCu double glazed window to rear, remote-controlled electric up and over door.

Outside

The front of the property is enclosed by hedging and wood panel fencing areas laid to lawn with flower and shrub borders, paved driveway giving good off-road parking and turning area, leading to double garage, outside tap and down lighting, power point. Side gate leading to the enclosed rear garden with wood panel fencing area laid to lawn with flower and shrub borders, patio area glasshouse, patio area, raised planter, outside tap and down lighting, power point.

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 the purpose of satellite navigation, the property postcode is: PE12 8LA.

Council Tax

Band E ~ £2,690.95 From April 2025 to March 2026, South Holland District Council.

EPC ~ C

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 requested by HMRC.

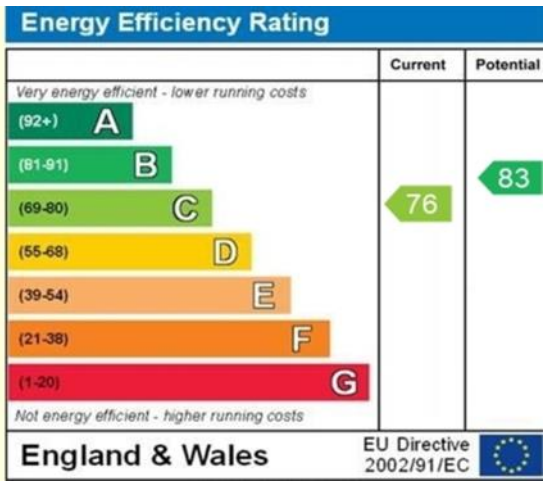
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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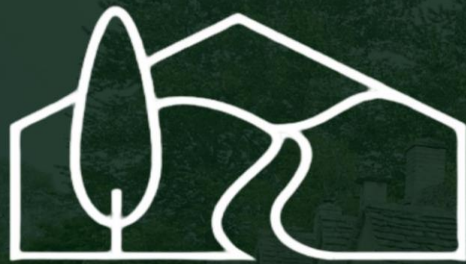












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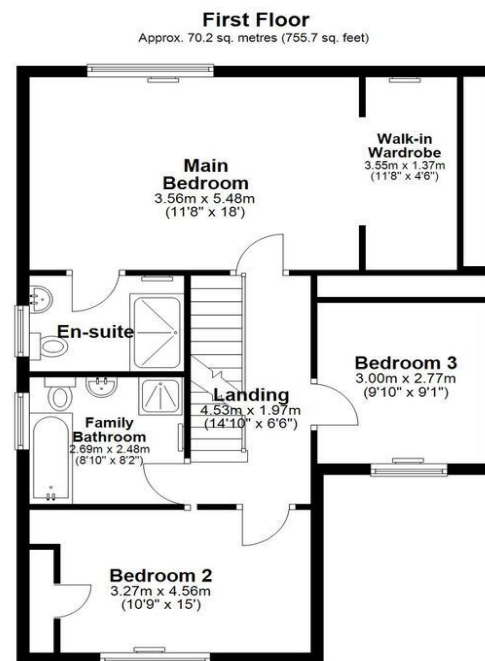
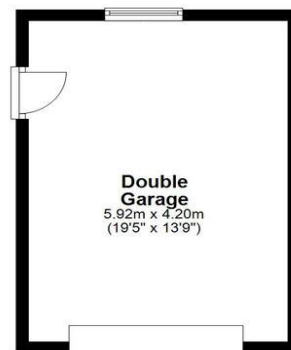
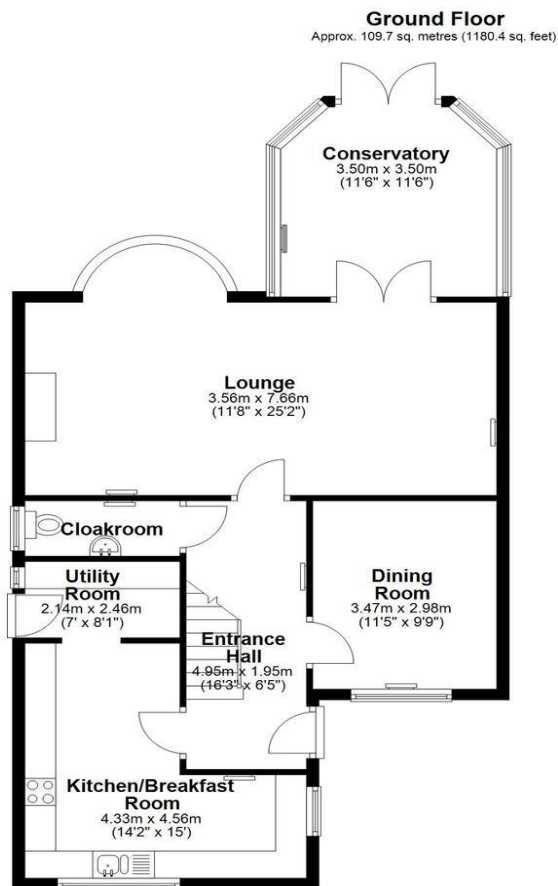
Peter Baker

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Total area: approx. 244.7 sq. metres (2633.7 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. Behind her, a woman and a man are walking towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a sense of a bright, sunny day.