



Old Main Road, Fleet Hargate £339,995

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 property offering generous living space, a very well-equipped kitchen and utility room, lounge, formal dining room, three bedrooms, a family bathroom, the main bedroom boasts its own dressing area and an en-suite. Outside, you'll discover a delightful south-facing enclosed garden perfect for relaxation, a garden terrace ideal for outdoor dining, a single garage with carport for convenient parking, and additional off-road parking. The location provides quick and easy access to the A17 and a bus route from Kings Lynn to Spalding, making it both practical and desirable. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, French doors to lounge, storage cupboard with hanging space and shelving, airing cupboard housing, hot water cylinder, linen shelving.

Lounge 5.68m (18'7") max incl bay x 5.08m (16'8") max

PVCu double glazed window to side, PVCu double glazed window to front, gas fire with brick-built surround and hearth, radiator, telephone point, TV point, satellite point, three wall lights, coving to ceiling open plan to:

Dining Room 3.56m (11'8") x 2.77m (9'1")

Radiator, laminate flooring, TV point, coving to ceiling, PVCu double glazed entrance doors to sun terrace, door to:

Sun Terrace 2.66m x (8'9") x 9.04m (29'8")

With open aspect to the rear garden, power connected, stone tiled flooring, timber panelled ceiling with recessed ceiling spotlights.

Fitted Kitchen 3.74m (12'3") x 3.63m (11'11")

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 and tiled surround, water softener, larder fridge, fitted eye level electric fan assisted double oven, built-in four ring induction hob with extractor hood, PVCu double glazed window to rear and side, radiator, ceramic tiled flooring, telephone point, TV point, coving to textured ceiling with recessed ceiling spotlights, door to:

Utility Room 2.75m (9') x 1.63m (5'4")

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 with tiled surround, fitted freezer, dishwasher, automatic washing machine and tumble dryer, radiator, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlights.

Dressing Area 2.34m (7'8") x 1.46m (4'9")

Built-in double wardrobe with full-length mirrored sliding door, hanging rail and shelving, open plan, to:

Main Bedroom 3.92m (12'10") max x 3.82m (12'6")

PVCu double glazed window to front, radiator, coving to textured ceiling, door to:

En-suite

Fitted with three-piece suite with vanity wash hand basin with base cupboard, drawers, shaver point, close coupled WC, fully ceramic tiled walls, extractor fan, wall mounted mirror, shaver point, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlights.

Bedroom 2 3.57m (11'9") x 3.17m (10'5")

Dressing area with built-in double wardrobe with full-length mirrored sliding door, hanging rail and shelving, radiator, coving to textured ceiling.

Bedroom 3 4.16m (13'8") max x 2.47m (8'1")

Radiator, broadband connection point, coving to textured ceiling.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 3.69m (12'1") x 2.72m (8'11")

Attached brick built single garage with power and light connected, PVCu double glazed window to side, up and over door.

Boiler Room 2.72m (8'11") x 1.54m (5'1")

Shelving, wall mounted gas boiler serving heating system, door to:

Outside

The property is open plan to the front, with hedging and shrub borders area laid to lawn, with rubber crumb driveway leading to the carport and single garage, outside power, outside lighting. Side gate leading into the south facing enclosed rear garden with wood panel fencing and hedging, mainly laid to lawn, garden store, summer house, workshop with power and light, patio area, outside light, outside tap, outside power.

Directions

Leave our Church Street office and turn immediate right into High Street, onto Fleet Street, then onto Fleet Road heading out of Holbeach. Upon reaching the village of Fleet Hargate, turn right onto The Old Main Road. Proceed along where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8LH.

Council

Band C ~ £1,957.06 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.

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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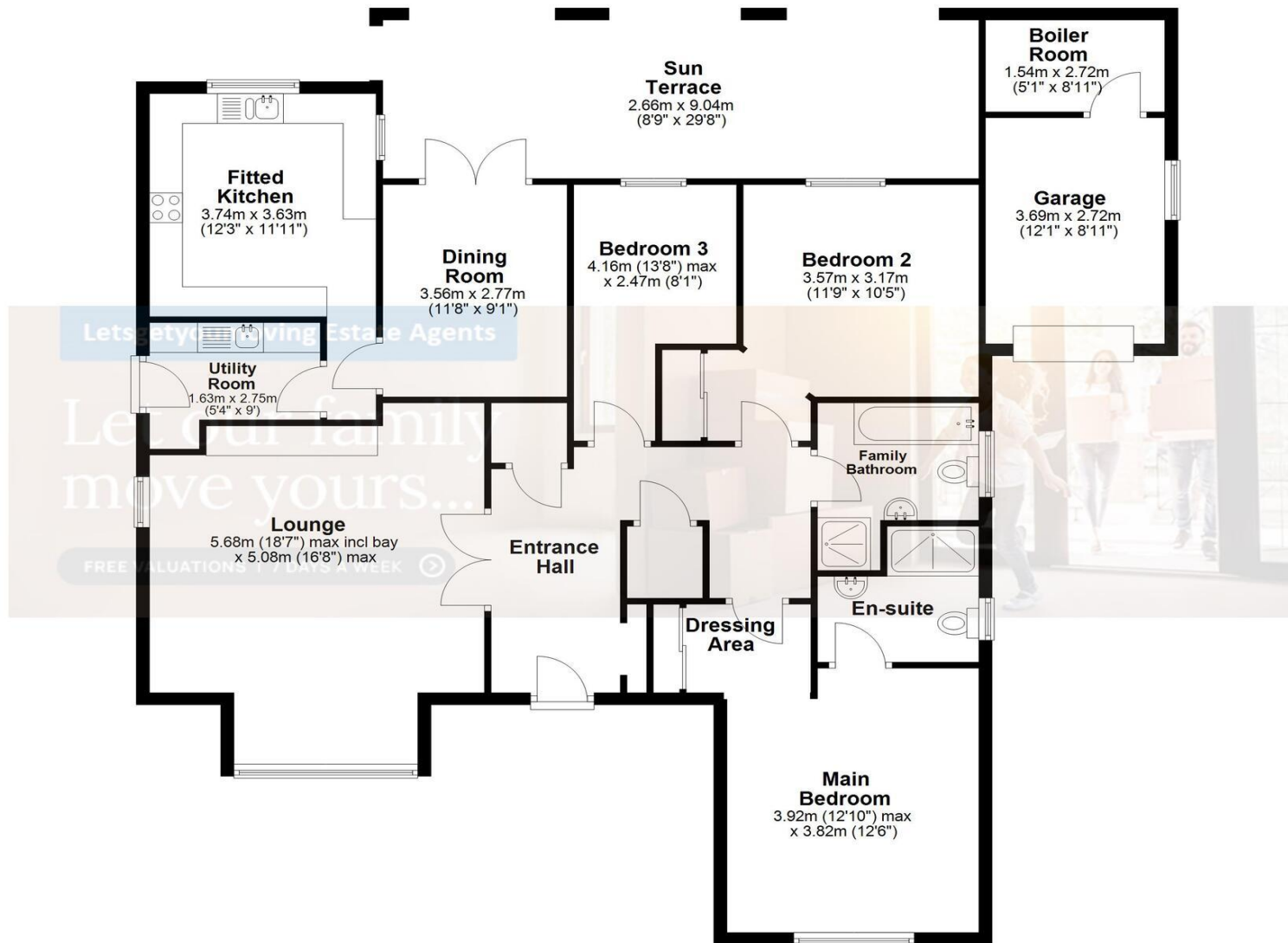




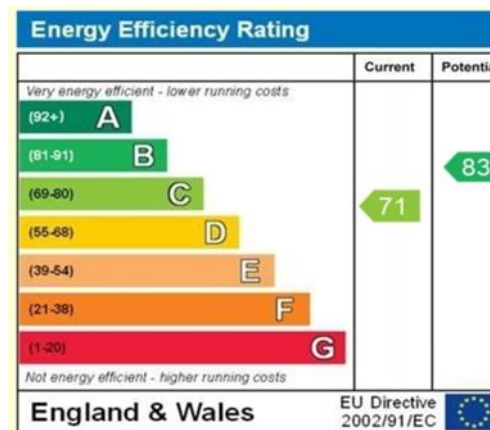


Ground Floor

Approx. 167.5 sq. metres (1803.0 sq. feet)



Total area: approx. 167.5 sq. metres (1803.0 sq. feet)



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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