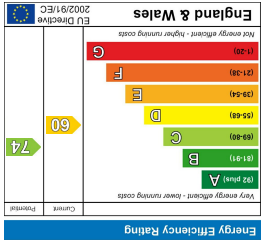
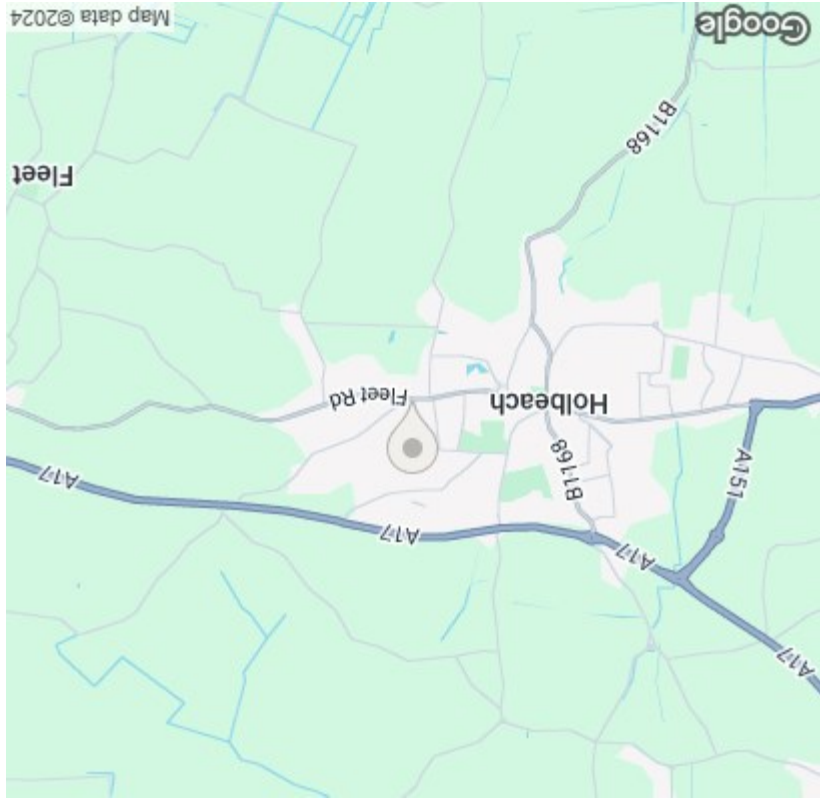


Disclaimers: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Fleet Road

Fleet, Holbeach, PE12 8LD

Guide Price £400,000



Fleet Road

Fleet, Holbeach, PE12 8LD

GUIDE PRICE £400,000 - £415,000 Welcome to this charming detached bungalow located on Fleet Road on the outskirts of Holbeach, within easy reach of Spalding, Kings Lynn, Peterborough and Wisbech. This immaculately presented bungalow has undergone a full scheme of modernisation, offering a great amount of versatile living space whilst sitting comfortably in a plot of approximately half an acre.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for relaxing after a long day. The property features a large entrance hall, with a light and airy feel, providing central access to all main living areas, two double bedrooms with built in wardrobes, a newly fitted luxury shower room, and a bay fronted dual aspect living room with feature fireplace. Furthermore, there is a modern high spec kitchen breakfast room, with a large centre island, integrated cooker, hob, dishwasher, fridge and freezer. This area opens up on to a large dining room which could also offer a variety of other uses, from here is a utility room, cloakroom and storage cupboard. To the rear of the bungalow is a newly constructed workshop, spanning almost 1000 square feet and ideal for running a business from home, subject to relevant planning permission. This building is of steel framed construction, with a roller shutter door, as well as an internal office space. There is another separate office next to the workshop which is of timber construction and insulated with power and lighting.

The grounds that the bungalow sits on are extensive, and made up of lawn, patio and gravel areas, whilst benefiting from open field views to both front and rear. There is ample off road parking for several vehicles and double gated access to the rear of the property where you can get vehicles into the workshop with ease. Viewing highly recommended.

Entrance Hall
8'1" x 16'8"

Living Room
19'11" x 14'10"

Kitchen/Breakfast Room
17'3" x 12'0"

Dining Room
17'11" x 9'10"

Storage Room
5'5" x 2'8"

WC
5'4" x 2'8"

Utility Room
5'5" x 3'8"

Master Bedroom
13'11" x 13'11"

Bedroom Two
14'0" x 13'0"

Bathroom
7'8" x 6'3"

Garage/Workshop
33'0" x 23'2"

Office/Hobby Room
11'2" x 16'1"



Office
12'7" x 9'3"

Tenure - Freehold

EPC - D

60/74

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Septic Tank
Heating: Oil Central Heating
Heating features:
Broadband: up to 10000Mbps
Mobile coverage: EE - Great, O2 - Great, Vodafone - Great

Parking: Garage, Driveway, Gated, Off Street, Rear, Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: No
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: Awaiting

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

