



Old Main Road, Fleet Hargate

 **NEWTON FALLOWELL**

3 2 2

Key Features

- NO ONWARD CHAIN
- Stunning Landscaped South Facing Rear Garden Backing onto Open Fields
- Spacious Three Bedroom Detached Bungalow
- En-Suite to Main Bedroom
- Ample Off Road Parking and Single Garage
- Ideal Village location
- Council Tax Band - C
- EPC Rating - C
- Freehold

£375,000





NO ONWARD CHAIN

Situated in the charming village of Fleet Hargate, this detached three-bedroom bungalow presents a wonderful opportunity, combining a prime location with easy access to nearby towns and local amenities within walking distance. This property offers immense potential.

As you enter the property you are greeted with a large entrance hall providing access to the downstairs reception rooms including a stunning open lounge offering French doors and dual aspect windows, going through towards the rear of the property is a separate dining room offering access to the rear garden. The next door on the left leads into the immaculate kitchen, offering a range of high quality wall and floor units, fitted appliances including an electric double oven. Just off the kitchen is a separate utility room.

The far side of this bungalow offers three large double bedrooms with the main bedroom offering fitted wardrobes and a modern three piece en-suite bathroom. The ground floor accommodation is completed with a four piece family bathroom.

The front of the property offers ample off road parking and a large front lawn with mature shrubs. To the right of the property is a larger than average single garage which makes an ideal workshop. Coming to the rear garden, a large patio area is covered via a sun terrace making an ideal space for entertaining friends and family. The rest of the garden is mainly laid to lawn with mature trees and bushes providing a great deal of privacy. To the rear of the garden is open farm land offering stunning views.





Lounge 4.95m x 5.07m (16'2" x 16'7")

Dining Room 3.76m x 2.77m (12'4" x 9'1")

Kitchen 3.63m x 3.74m (11'11" x 12'4")

Utility Room 1.62m x 2.78m (5'4" x 9'1")



Bedroom One 3.91m x 3.82m (12'10" x 12'6")

En-Suite Bathroom 1.99m x 2.34m (6'6" x 7'8")

Bedroom Two 3.16m x 3.57m (10'5" x 11'8")

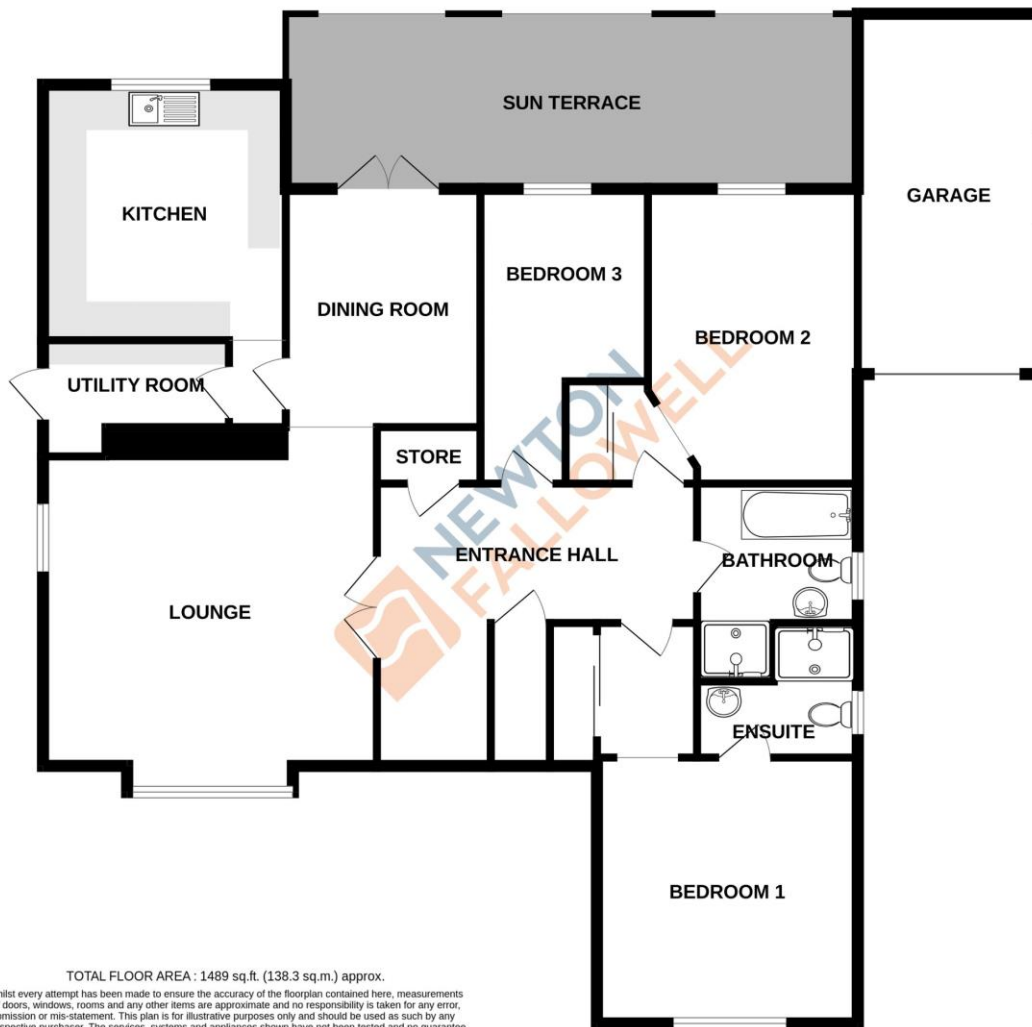
Bedroom Three 4.09m x 2.47m (13'5" x 8'1")

Family Bathroom 2.33m x 1.49m (7'7" x 4'11")






GROUND FLOOR
1489 sq.ft. (138.3 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
www.EPC4U.com		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.