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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Eastgate, Fleet Hargate PE12 8NA

GUIDE PRICE - £278,000 Freehold

- Detached Bungalow on Corner Plot
- 3 Bedrooms
- Gas Central Heating
- UPVC Windows and Fascias
- Conservatory

Spacious 3 bedroom detached bungalow in popular non-estate location on a corner plot. Ample off-road parking, garage. Large reception hall, lounge, dining kitchen, utility room, conservatory, 3 bedrooms and bathroom. Immaculately presented throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

UPVC front entrance door to:

L SHAPED RECEPTION HALL

9' 3" x 4' 7" (2.82m x 1.42m) plus 14' 7" x 6' 3" (4.47m x 1.91m), radiator, access to loft space, coved and textured ceiling, telephone point, smoke alarm, doors arranged off to:

LOUNGE

13' 0" x 15' 9" (3.98m x 4.82m) UPVC window to the side elevation, radiator, coved and textured ceiling, ceiling light, coal effect living flame gas fire and point with decorative surround.

FITTED DINING KITCHEN

12' 6" x 12' 2" (3.83m x 3.73m) Tiled floor, coved and textured ceiling, ceiling light, radiator, UPVC window overlooking the rear garden, comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edged work surfaces with inset one and a quarter bowl sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, glazed display cabinets, Neff electric double oven, 4 ring gas hob with cooker hood above, door to:



UTILITY ROOM

8' 6" x 7' 6" (2.61m x 2.29m) Roll edged worktop, space for fridge freezer, plumbing and space for washing machine, space for tumble dryer, further appliance space, tiled floor, coved and textured ceiling, ceiling light, radiator, half glazed door to:

CONSERVATORY

8' 9" x 7' 11" (2.68m x 2.42m) UPVC construction with windows to three elevations, half glazed UPVC external entrance door, Creda electric panel heater, wall light.

Also from the main Reception Hall doors are arranged off to:

BEDROOM 1

11' 7" x 9' 7" (3.55m x 2.93m) UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 2

11' 8" x 9' 6" (3.58m x 2.92m) UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3

8' 3" x 9' 3" (2.52m x 2.83m) UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator.

BATHROOM

6' 2" x 6' 7" (1.89m x 2.02m) Fitted three piece suite comprising 'P' shaped bath with Triton electric shower over and glazed screen, low level WC, hand basin with vanity unit and mono block mixer tap, vinyl floor covering, fully tiled walls, obscure glazed UPVC window, radiator, coved and textured ceiling, shaver point.

EXTERIOR

The property occupies a generous sized plot on the corner of Eastgate and the old main road with extensive lawned gardens to the front and side, colourful stocked borders, dose boarded timber fencing to the outer boundary and, accessed from Eastgate a tarmac and slabbed driveway with turning bay providing multiple parking and access to:

DETACHED GARAGE

17' 5" x 8' 6" (5.31m x 2.60m) Brick and block construction with a hipped tiled roof, up and over door, concrete floor, overhead loft storage, power and lighting, rear window.

ENCLOSED REAR GARDEN

With gated access adjacent to the driveway, this a attractive south west facing garden includes a shaped lawn, colourful stocked borders, gravelled area, circular paved patio, seating area and a gravelled store area to the rear of the Garage. Externally access gas and electricity meters, sensor lights, outside tap, store shed.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing to Holbeach proceeding through the centre of town over the traffic lights continuing into High Street and Fleet Street and Fleet Road proceeding for 2 miles to Fleet Hargate. Turn right into the old main road then take the third right hand turning into Eastgate and the property is situated immediately on the right hand side on the corner of Eastgate and old main road.

AMENITIES

Fleet Hargate and nearby Fleet have combined amenities including a primary school, park etc. The centre of Holbeach is less than 2 miles from the property and has a range of shopping, banking, leisure, commercial and educational facilities including primary and secondary schools, doctors surgeries etc. Spalding is 10 miles from the property and has a wide range of facilities. The cathedral city of Peterborough is 22 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S11107

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

F: 01775 762289

E: spalding@longstaff.com

www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		