

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Bramley Close, Fleet Hargate PE12 8TG

£319,950 Freehold

- Detached 3 bedroom bungalow
- Spacious Accommodation
- Popular Cul-De-Sac Location
- Large Driveway & Garage
- Modern Boiler

Well presented spacious 3 bedroom bungalow in popular cul-de-sac location with driveway, garage and established gardens. Well appointed accommodation. No onward chain. Viewing recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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

**ACCOMMODATION**

Obscure glazed UPVC front entrance door to:

ENTRANCE PORCH

Ceramic tiled floor, obscure glazed UPVC inner door opening into:

RECEPTION HALL

16' 3" x 8' 0" (4.96m x 2.46m)

Including cloaks cupboard and airing cupboard. Dado rail, radiator, coved and textured ceiling, 2 ceiling lights, access to loft space, doors arranged off to:

LOUNGE

19' 6" x 11' 8" (5.96m x 3.56m)

UPVC window to the front elevation, dado rail, 2 wall lights, 2 ceiling lights, coved and textured ceiling, coal effect gas fire and point within decorative surround, sliding patio doors opening into:



CONSERVATORY

9' 9" x 8' 11" (2.98m x 2.72m)

UPVC double glazed construction with opening lights, ceramic floor tiles, 2 wall lights, one exposed brick wall, glazed UPVC door opening into the garden.

KITCHEN/DINER

20' 11" x 10' 0" (6.40m x 3.07m)

Ceramic floor tiles, coved and textured ceiling, ceiling light with propeller style fan, fluorescent strip light, 2 spotlights, extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with resin sink unit with mixer tap, built-in dishwasher, electric double oven, 4 burner gas hob, concealed cooker hood, integrated refrigerator, intermediate wall tiling, eye level wall cupboards, radiator, UPVC window to the rear elevation, TV point, telephone point, part glazed door opening into:

UTILITY ROOM

7' 5" x 5' 9" (2.27m x 1.77m)

Worktop with plumbing and space beneath for washing machine, space for tumble dryer, tall larder unit, tiled splashback, radiator, fluorescent strip light, extractor fan, coved and textured ceiling, obscure glazed UPVC external entrance door.

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

MASTER BEDROOM

12' 0" x 13' 0" (3.67m x 3.98m) plus door recess.

UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator, door to:

EN-SUITE SHOWER ROOM

7' 8" x 5' 9" (2.36m x 1.76m)

Double shower cabinet with Mira shower, low level WC with push button flush, hand basin with mixer taps set within vanity storage unit, fully tiled walls, tiled floor, obscure glazed UPVC window, shaver point, vertical radiator/towel rail, coved and textured ceiling, extractor fan.

BEDROOM 2

11' 8" x 9' 5" (3.57m x 2.88m) UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

BEDROOM 3

11' 9" x 7' 8" (3.59m x 2.36m)

UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.



BATHROOM

8' 0" x 5' 8" (2.45m x 1.74m)

Fully tiled walls, three piece suite comprising panelled bath with Mira shower over, low level WC, wash hand basin, radiator, coved and textured ceiling, extractor fan, ceiling light, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is an open plan lawned garden, double width gravelled driveway providing multiple parking and access to:

INTEGRAL SINGLE GARAGE

20' 4" x 8' 9" (6.21m x 2.67m)

Up and over door, concrete floor, power and lighting, wall mounted gas boiler, rear window.

Side access leading round to the:

ENCLOSED REAR GARDEN

Including a patio area, lawns with stepping stone pathway, further seating areas, feature central paved circular patio, outside tap, outside light.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, proceed straight through the town, continue along Fleet Road up to Fleet Hargate, turning right into Proctors Close, straight through veering left, then turn right and then first left into Bramley Close and the property is on the left hand side.

AMENITIES

Fleet Hargate has a public house and nearby Fleet has a primary school. The market town of Holbeach is 2 miles distant and offers a range of shopping, leisure, educational and medical facilities. Spalding is a further 8 miles distant, Boston, Kings Lynn and Peterborough are also easily accessible by road.









GROUND FLOOR



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.
Made with Metropack C5025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11907

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk