

YEWTREE HOUSE 111 FLEET ROAD

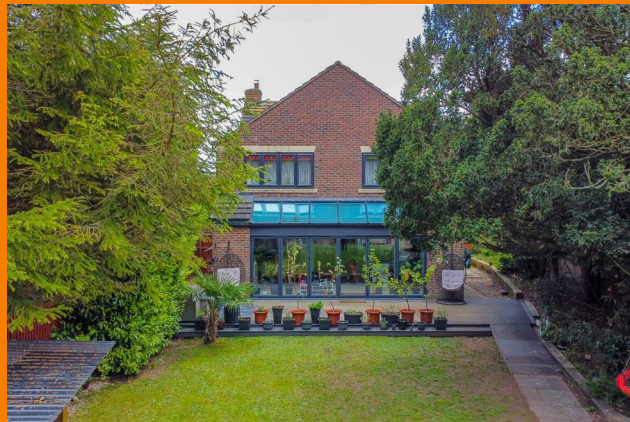
SPALDING, PE12 8LD

£450,000
FREEHOLD

An exceptional five-bedroom detached family home set within a generous and private plot in the sought-after village of Fleet Hargate. Offering spacious and versatile accommodation throughout, the property features a stunning open-plan kitchen, dining and living area with bi-fold doors to the garden, a separate lounge with log burner, study/playroom, and utility room. The first floor boasts five well-proportioned bedrooms, including two with en-suites, alongside a stylish family bathroom. Externally, the home benefits from electric gated access, ample off-road parking, a detached double garage, and beautifully maintained gardens—making it an ideal choice for modern family living.

YEW TREE HOUSE 111 FLEET ROAD

- Substantial five-bedroom detached home
- Highly sought-after village location
- Underfloor heating to ground floor
- Stunning open-plan kitchen, dining & living space
- Bi-fold doors opening onto raised decking
- Two en-suite shower rooms plus family bathroom
- Versatile study/playroom
- Spacious lounge with feature log burner
- Detached double garage with electric door
- Electric gated access & extensive parking



Description

Sedge Estate Agents are proud to present Yew Tree House

A truly impressive and substantial five-bedroom detached family residence, positioned within the desirable village of Fleet Hargate. Occupying a generous, private plot with mature surroundings, this exceptional home combines space, quality, and versatility—perfectly suited to modern family living and entertaining.

From the moment you arrive, the property makes a statement with its gated frontage, attractive landscaping, and extensive parking, setting the tone for what lies beyond.

Ground Floor Accommodation

Stepping through the front door, you are welcomed into a spacious and well-appointed Entrance Hall, complete with storage cupboard, staircase to the first floor, and access to all principal ground floor rooms.

The Lounge (6.76m x 3.99m) is a beautifully proportioned space, filled with natural light from the front-facing window. A feature fireplace with log burner creates a cosy focal point, while double doors enhance the flow of the home—ideal for both relaxing evenings and entertaining guests.

A versatile Study (2.97m x 3.18m) sits to the front of the property, offering the perfect space for home working, a playroom, or even a snug.

The ground floor also benefits from a convenient WC.

To the rear, the property truly comes into its own with a stunning Kitchen/Dining & Living Area (4.81m x 7.44m)—the heart of the home. This expansive open-plan space is designed with modern living in mind, featuring a high-quality fitted kitchen with quartz worktops, integrated appliances, and ample storage. The room flows

effortlessly into dining and seating areas, all flooded with light from the impressive bi-fold doors that open out onto the raised decking—creating a seamless indoor-outdoor lifestyle.

A separate Utility Room (3.89m x 1.80m) provides additional storage and practicality, with direct access to the side of the property.

First Floor Accommodation

The first floor offers a spacious landing with storage cupboard and access to all bedrooms and the family bathroom.

The Principal Bedroom (Bedroom 1 – 3.99m x 3.76m) is a generous double room overlooking the front aspect, complemented by a stylish En-Suite (1.60m x 3.73m) featuring a walk-in shower and modern fittings.

Bedroom Two (3.07m x 4.90m) is another excellent double room with dual front-facing windows, also benefitting from its own En-Suite (2.21m x 1.70m).

To the rear of the property are three further well-proportioned bedrooms:

Bedroom Three (3.99m x 3.71m) – a spacious double

Bedroom Four (3.99m x 3.76m) – another generous double room

Bedroom Five (3.00m x 3.50m) – ideal as a bedroom, nursery, or additional office space, with dual aspect windows

The accommodation is completed by a beautifully presented Family Bathroom, featuring a freestanding bath, modern suite, and quality tiling.

Outside & Gardens

Externally, Yew Tree House continues to impress.

The property sits behind a brick wall frontage with

electric gated access, opening onto a substantial gravel driveway providing ample off-road parking for multiple vehicles.

A detached double garage with power, lighting, and electric roller shutter door offers excellent storage or workshop potential.

The rear garden is a private and enclosed haven, thoughtfully designed with a combination of lawn, decking, and pathways. The raised decked seating area—directly accessed from the bi-fold doors—creates the perfect setting for summer entertaining, family gatherings, or simply enjoying the peaceful surroundings.

Key Features

- Substantial five-bedroom detached home
- Highly sought-after village location
- Underfloor heating to ground floor
- Stunning open-plan kitchen, dining & living space
- Bi-fold doors opening onto raised decking
- Two en-suite shower rooms plus family bathroom
- Versatile study/playroom
- Spacious lounge with feature log burner
- Detached double garage with electric door
- Electric gated access & extensive parking
- Generous, private and mature plot
- Additional Information
- Council Tax Band: D
- EPC Rating: C

A rare opportunity to acquire a spacious, high-quality family home in a desirable village setting—early viewing is highly recommended to fully appreciate everything this property has to offer.

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ADDITIONAL INFORMATION

Local Authority – South Holland

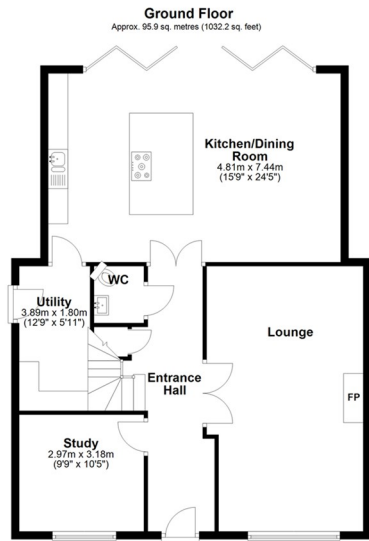
Council Tax – Band D

Viewings – By Appointment Only

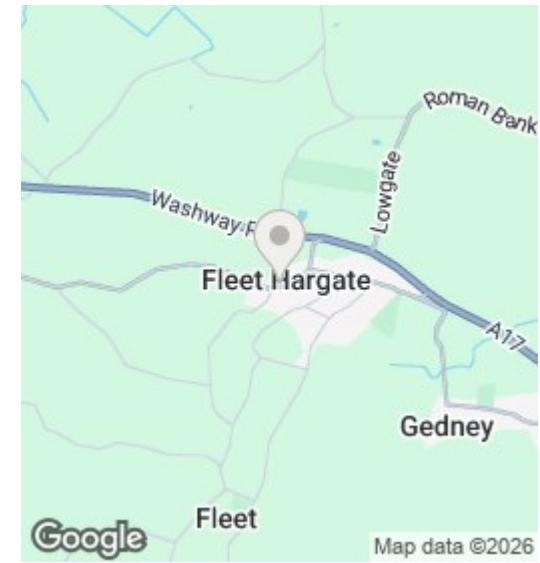
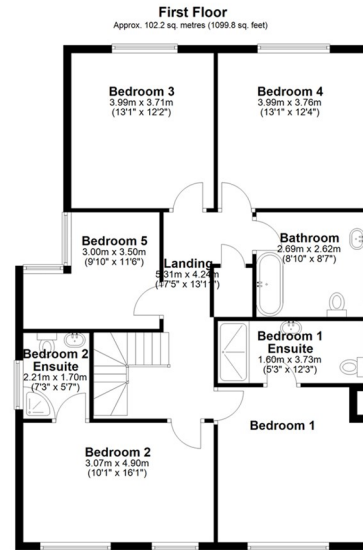
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 198.1 sq. metres (2132.0 sq. feet)
111 Fleet Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

