



## Proctors Close, Fleet Hargate £329,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

**Nestled in the village of Fleet Hargate, this detached bungalow boasts a dog-friendly enclosed rear garden, ample off-road parking, and a spacious lounge featuring a multi-fuel burner. The large kitchen diner will be perfect for entertaining, whilst the conservatory offers lovely views of the east-facing garden.**

**This property is a hidden gem, combining comfort and convenience in one great location. Call us ANYTIME to book your viewing – 01406 424441.**

### Accommodation Comprises:

#### Entrance Hall

Radiator, central heating thermostat, coving to textured ceiling with smoke detector, access to part boarded insulated loft space, storage cupboard with hanging and shelving, storage cupboard with shelving.

#### Lounge 5.90m (19'4") x 3.56m (11'8")

PVCu double glazed window to front, fireplace with tiled hearth, multi fuel burner with decorative wooden mantle over, two radiators, TV point, two wall lights, coving to textured ceiling, double glazed patio door to:

#### Conservatory 3.22m (10'7") x 2.31m (7'7")

PVCu double glazed construction with PVCu double glazed windows, double glazed roof, power and lighting connected, vinyl floor covering, PVCu double glazed French doors to garden.

#### Kitchen/Diner 6.41m (21') x 3.06m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling, door to:

#### Utility Room 2.27m (7'5") x 1.77m (5'10")

Fitted storage cupboard and eye level units, extractor fan, wall mounted gas combination boiler serving heating system and hot water, plumbing for automatic washing machine and dishwasher, radiator, vinyl floor covering, coving to textured ceiling, uPVC double glazed entrance door to garden.

#### Main Bedroom 4.87m (16') max x 3.68m (12'1") max

PVCu double glazed window to side, radiator, coving to textured ceiling, door to:

#### En-suite

Fitted with three-piece suite with pedestal wash hand basin, tiled shower cubicle with fitted mains shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, radiator.

Bedroom 2 3.59m (11'9") x 2.86m (9'5")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Bedroom 3 3.58m (11'9") x 2.38m (7'10")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, vinyl floor covering, coving to textured ceiling.

Garage 5.99m (19'8") x 3.56 (11'8")

Attached brick built single garage with power and lighting connected, loft hatch to storage area, glazed window to rear, up and over door.

Outside

The front of the property is mainly paved providing off road parking leading to the single garage, low maintenance front garden area. Side gates leading to the enclosed rear garden, wood panel fencing, mainly laid to lawn, with flower and shrub insets, covered seating area, patio areas, outside tap, outside lighting.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along onto Fleet Street, then Fleet Road. On reaching Fleet Hargate turn right onto Proctors Close where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8NX.

Council Tax

Band D £2,129.68 From April 2024 to March 2025, South Holland District Council.

EPC - C

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

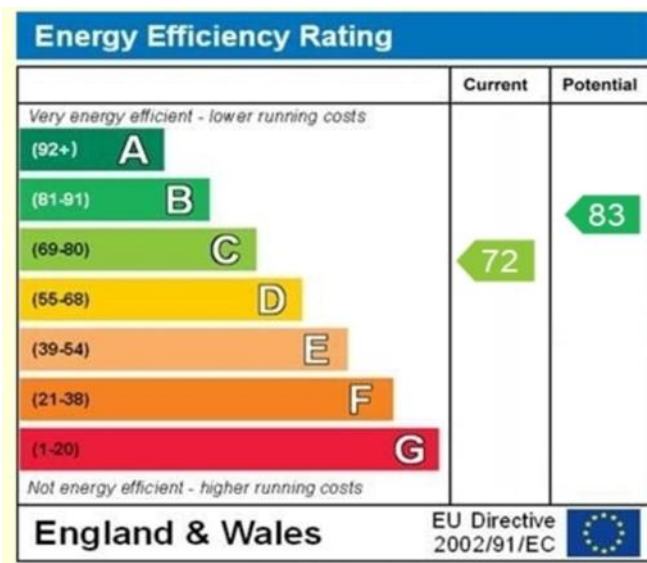
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may, however, be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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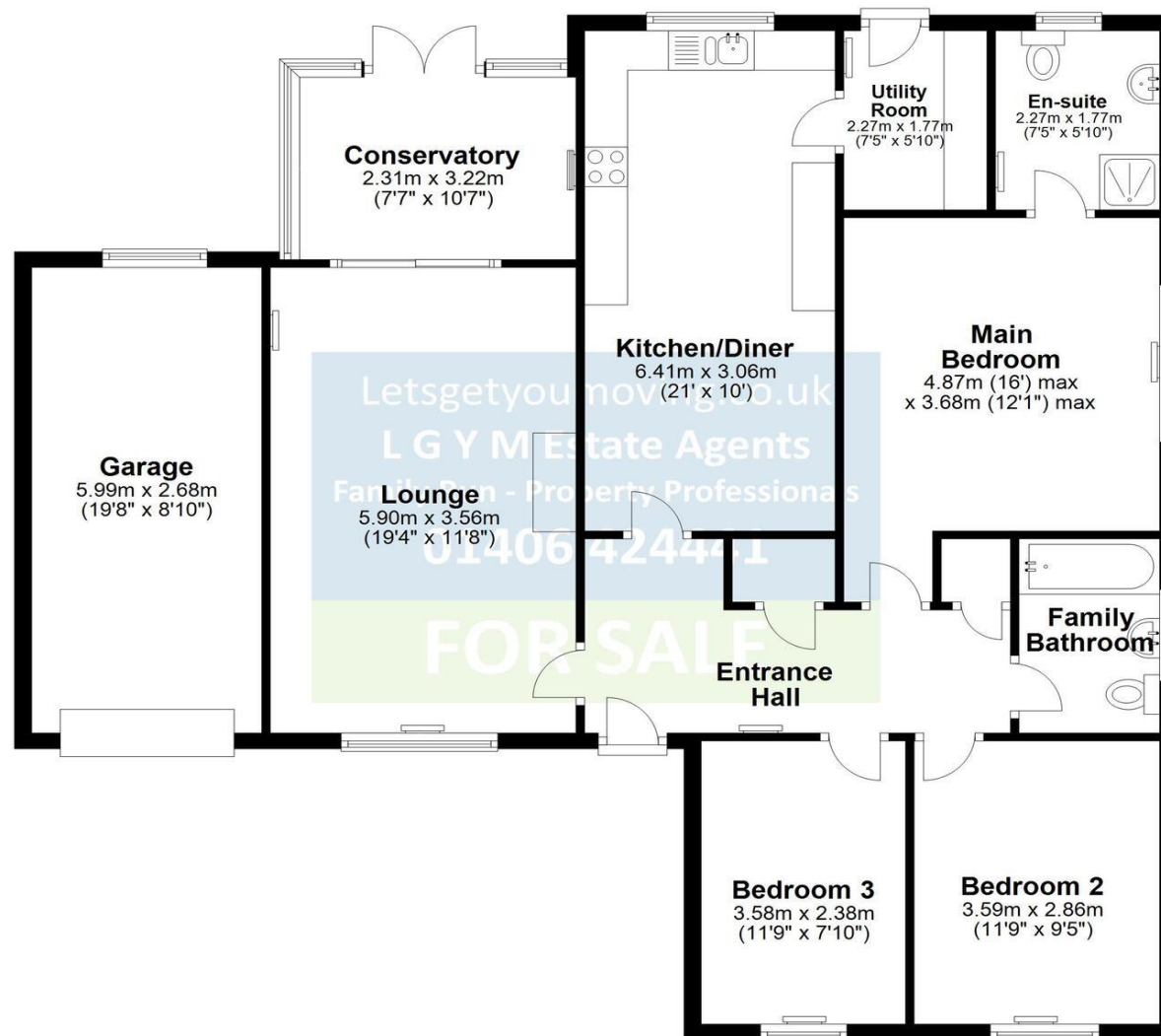
Energy Performance  
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## Ground Floor

Approx. 126.2 sq. metres (1358.4 sq. feet)



Total area: approx. 126.2 sq. metres (1358.4 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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