



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

Carmine Way, Fleet Hargate £389,995

 BIG ON SPACE, BIG ON STYLE – AND WHAT A GARDEN!  Discover this beautifully presented detached family home in Fleet Hargate, where generous living space meets an exceptional outdoor setting. A stunning contemporary kitchen with breakfast area, spacious lounge and separate dining room provide room for family life and entertaining, while well-proportioned bedrooms and stylish bathroom facilities complete the interior.  Step outside to extensive lawns & beautiful gardens.

Carmine Way, Fleet Hargate, Lincolnshire, PE12 8LP

 Space, style and an exceptional garden combine in this beautifully presented detached family home. Generous, versatile accommodation includes a spacious lounge, separate dining room and a stunning contemporary kitchen with breakfast area, complemented by a practical utility room, well-proportioned bedrooms and stylish bathroom facilities.  The impressive rear garden features extensive lawns, magnificent, mature trees with established planting. An impressive balcony spans the rear of the property, offering a superb setting for outdoor dining, entertaining or simply relaxing with views across the gardens.  Solar panels benefiting from a Feed-in Tariff, extensive off-road parking and a detached garage complete this outstanding family home.

 Beautifully presented detached family home with generous, versatile living space.

 Spacious lounge, separate dining room and contemporary kitchen with breakfast area.

 Well-proportioned bedrooms, stylish bathroom facilities and a practical utility room.

 Exceptional rear garden with mature trees, extensive lawns and an impressive balcony.

 Solar panels with Feed-in Tariff, extensive off-road parking and a detached garage.

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Accommodation Comprises:

Composite entrance door to:

Entrance Hall

Radiator, Invictus heron bone flooring with recessed ceiling spotlights, smoke detector, stairs to first floor landing, door to:

Cloakroom 1.97m (6'5") x 1.06m (3'6")

Fitted with two-piece suite vanity wash hand basin with base cupboard, close coupled WC, Invictus heron bone flooring, extractor fan, recessed ceiling spotlights.

Lounge 5.86m (19'3") x 3.62m (11'11")

PVCu double glazed window to rear, PVCu double glazed window to front, two radiators.

Dining Room 3.46m (11'4") x 2.71m (8'11")

PVCu double glazed window to front, radiator, TV point.

Kitchen/Breakfast Room 4.10m (13'5") x 2.93m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood, built-in combination oven, grill and microwave, PVCu double glazed window to rear, radiator, PVCu double glazed French doors leading to balcony, Invictus heron bone flooring, under stairs storage cupboard door to:

Utility Room 2.13m (7') x 1.75m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, radiator, recessed ceiling spotlights, Invictus heron bone flooring, PVCu double glazed entrance door to garden. Storage

First Floor Landing

PVCu double glazed window to rear, storage cupboard, radiator, recessed ceiling spotlights, access to part boarded double insulated loft space with power and light connected.

Main Bedroom 3.94m (12'11") x 3.64m (11'11")

PVCu double glazed window to front, radiator, TV point, door to:

En-suite Shower Room

Fitted with three-piece suite with comprising, double shower cubicle with fitted shower and folding glass, vanity wash hand basin with base cupboard and drawers, close coupled WC and heated towel rail, extractor fan, heron bone aqua boarding, PVCu opaque double glazed window to rear, vinyl floor covering, recessed ceiling spotlights.

Bedroom 2 3.53m (11'7") x 2.72m (8'11")

PVCu double glazed window to front, radiator, TV point.

Bedroom 3 3.38m (11'1") max x 2.83m (9'3")

PVCu double glazed window to front, radiator, TV point.

Bedroom 4 3.01m (9'11") x 2.40m (7'10")

PVCu double glazed window to rear, radiator, TV point.

Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath, vanity wash hand basin with base cupboard and drawer, mixer tap, close coupled WC, heron Bone Aqua boarding, PVCu opaque double glazed window to rear, vinyl floor covering, recessed ceiling spotlights.

Garage 5.18m (17'0") x 2.85m (9'4")

Detached Brick built single garage, power and light connected, eve storage, up and over door.

Outside

🌳 The property enjoys an exceptional, generously sized enclosed rear garden, beautifully maintained and predominantly laid to lawn, with established shrubs, attractive planting and magnificent, mature trees. Two trees within the garden are subject to Tree Preservation Orders (TPOs). An impressive balcony spans the rear of the property, creating a superb setting for outdoor dining, entertaining or simply relaxing whilst enjoying delightful garden views. ✨
Outside downlighting enhances the setting, with external power points and a cold-water tap adding practicality.

🏡 A wonderful outdoor space offering privacy, room to unwind and plenty of scope for family enjoyment.

Directions

Leave our Church Street office and turn immediate right into High Street, onto Fleet Street, then onto Fleet Road heading out of Holbeach. Upon reaching the village of Fleet Hargate, turn right onto Old Main Road. Proceed along then take your left hand turn on to Carmine Way, where the property can be located at the bottom of the Cul-De-Sac. For the purpose of satellite navigation, the property postcode is: PE12 8LP.

Council Tax

Band D ~ £2,272.78 from April 2026 to March 2027, South Holland District Council.

EPC ~ A

Agent's Notes

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

Tree Preservation Orders

We are advised that two trees within the garden are subject to Tree Preservation Orders (TPOs). These orders provide legal protection for trees, generally requiring the local planning authority's written consent before pruning, topping, lopping, felling or uprooting. Protected trees must not be wilfully damaged or destroyed, including through damage to their roots. Unauthorised work can result in prosecution and fines.

Responsibility for the trees' maintenance and reasonable safety management remains with the owner. Purchasers should ask their conveyancer to confirm the relevant orders, identify the protected trees and check any existing consents or conditions. Before arranging work, owners should contact South Holland District Council and obtain advice from a suitably qualified arborist, who can assess the trees and assist with a consent application.

Limited exemptions apply, including certain work to dead trees or work urgently necessary to address an immediate risk of serious harm. Specific notification requirements can still apply, and replacement planting may be required. Owners should seek advice from the Council before relying on an exemption wherever practicable.

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.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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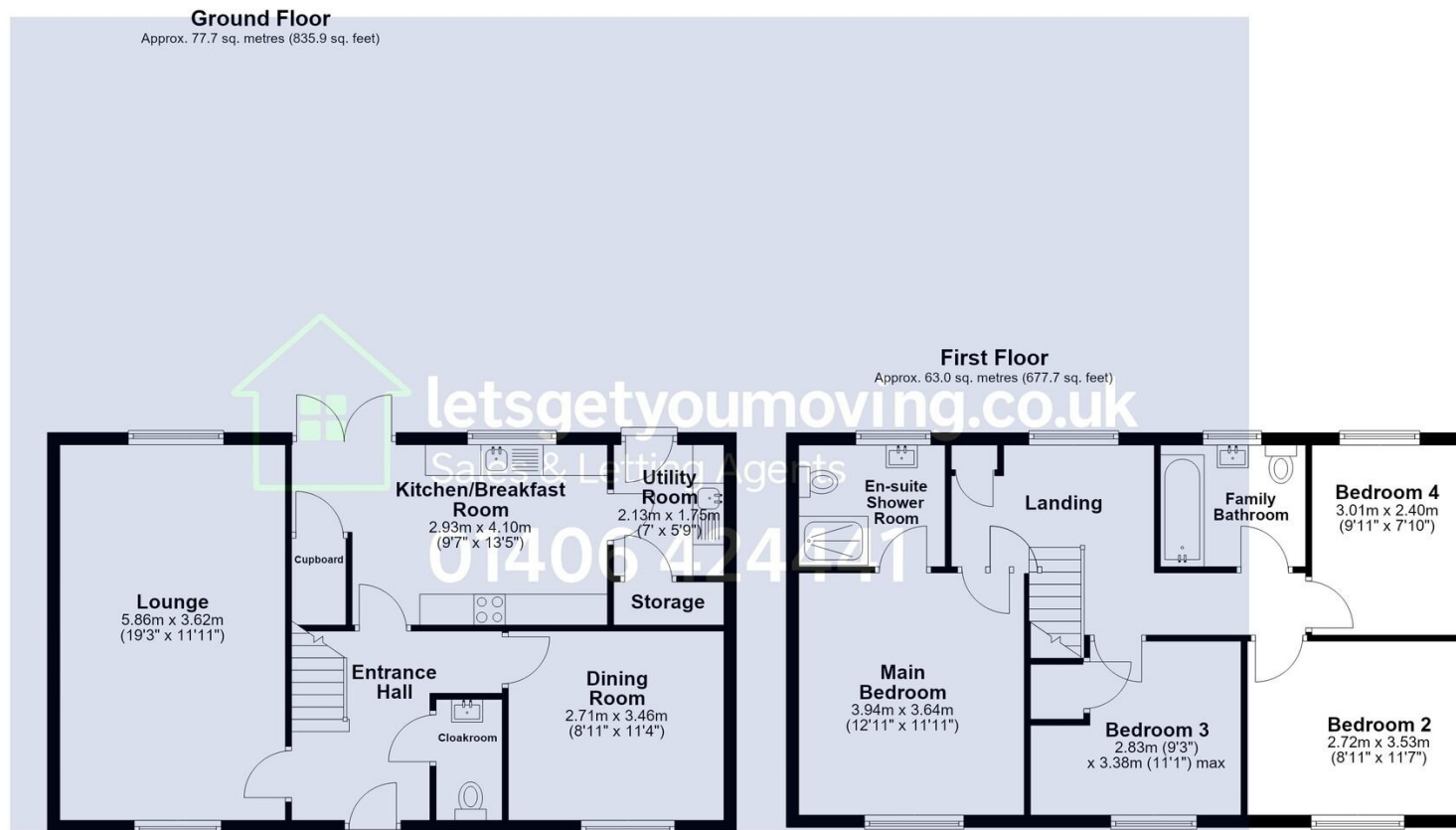
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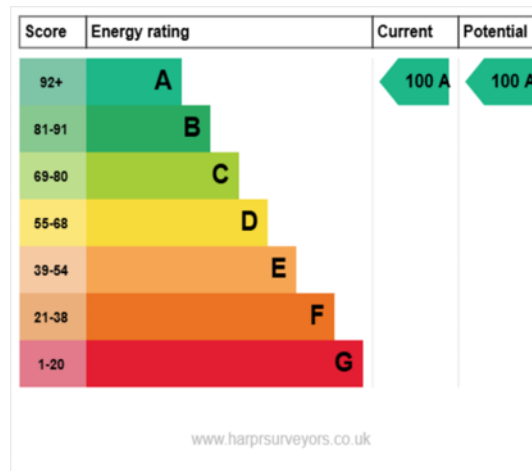
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Total area: approx. 140.6 sq. metres (1513.5 sq. feet)



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property doesn't stop at 5pm!

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