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21 Branches Lane, Fleet PE12 7BE

£289,950 Freehold

- Spacious Detached Bungalow
- 4 Bedrooms
- Field Views to Front
- Non Estate Location
- Close to Town

Spacious detached bungalow in convenient, non-estate town location with open views. Gas central heating, UPVC windows (fitted 2024). L-shaped reception hall, lounge/diner, breakfast/kitchen, 4 bedrooms (one with Jack & Jill ensuite), fourpiece bathroom, established gardens, driveway, garage. No onward chain.







Part obscure glazed UPVC front entrance door to:

ENTRANCE HALL 20' 5" x 5' 7" (6.23m x 1.71m) Plus 4.36m x 1m - door bell chime, cloak cupboard with hanging rail, coved and textured ceiling, access to loft space, two ceiling lights, radiator, built in airing cupboard, doors arranged off to:

LOUNGE/DINER 22' 1" x 11' 6" (6.75m x 3.53m) Dual aspect with UPVC windows to the front and side elevations, coal effect gas fire and point with decorative surround, two radiators, coved and textured ceiling, two ceiling lights, fitted carpet.

BREAKFAST/KITCHEN 12' 1" x 12' 3" (3.70m x 3.74m) Range of base cupboards and drawers, intermediate wall tiling, matching eye level wall cupboards, single drainer stainless steel sink unit, concealed cooker hood, gas and electric cooker points, modern wall mounted Worcester gas fired central heating boiler, free standing refrigerator, plumbing and space for washing machine, coved and textured ceiling, extractor fan, fluorescent strip light, radiator, UPVC window and half obscure glazed UPVC rear entrance door.











BEDROOM 1 13' 2" x 9' 10" (4.03m x 3.02m) Freestanding wardrobe unit, coved and textured ceiling, ceiling light, radiator, fitted carpet, UPVC window to the rear elevation, door to:

JACK & JILL ENSUITE SHOWER ROOM 4' 7" x 5' 6" (1.42m x 1.68m) Corner shower with Mira shower unit, pedestal wash hand basin, low level WC, half tiled walls, consumer unit, extractor fan, radiator, shaver point, obscure glazed UPVC window, return door to the reception hall.

BEDROOM 2 13' 3" x 11' 8" (4.06m x 3.57m) UPVC window to the rear elevation, fitted two double wardrobes with integrated chest of drawers, twin bedside cabinets, UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3 9' 0" x 7' 5" (2.75m x 2.27m) UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator, fitted carpet.

BEDROOM 4 12' 4" x 9' 10" (3.76m x 3.02m) (max). UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light, fitted carpet.

BATHROOM 8' 9" x 9' 1" (2.67m x 2.77m) (overall). Corner shower cabinet with Mira shower, panel bath with hot and cold taps, pedestal wash hand basin, low level WC, half tiled walls, extractor fan, shaver point, radiator, coved and textured ceiling, ceiling light, obscure glazed UPVC window.

EXTERIOR Open plan lawn frontage with post and chain fence. Open views of farmland to the front. Block paved driveway and turning bay providing multiple parking and access to:

DETACHED GARAGE 19' 0" x 11' 1" (5.80m x 3.40m) Brick construction beneath a pitch tiled roof, up and over door, side personnel door, concrete floor, power and lighting.

ESTABLISHED REAR GARDENS Laid to lawn with timber fencing to the side and rear boundaries.

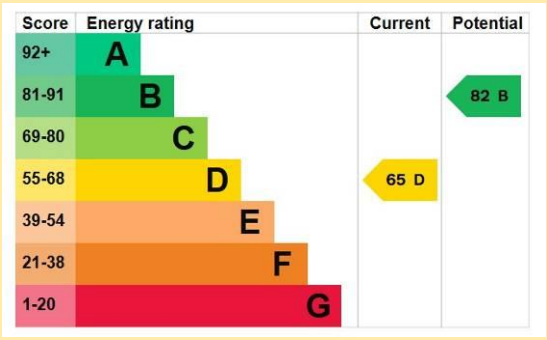
There is a post and chain link fence to the left hand (north) boundary and the agents understand the property owners have a responsibility to the half way point in the dyke to the side boundary.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue straight over the roundabout into Holbeach, over the traffic lights in the centre, along the High Street continuing to Fleet Road and turn right into Branches Lane immediately after Fleet Road Garage. The property is situated a short way along on the left hand side.

AMENITIES The town centre is within easy walking distance and offers a range of shopping, leisure, educational and medical facilities. There is a regular bus service between Spalding and Kings Lynn and the larger towns of Spalding, Boston, Kings Lynn and the City of Peterborough are all easily accessible by road.









TENURE Freehold

SERVICES Mains water, gas, electricity and drainage. Gas central heating.

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
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Ref: 17787. S12038
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.

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