BRADLEY JAMES

ESTATE AGENTS

Laburnum House Old Main Road, Fleet Hargate, Holbeach, Spalding, Lincolnshire, PE12 8LL

Offers invited £365,000

- Four reception rooms
- Dressing room of bedroom one
- Kitchen and utility room
- Family room, dining room and study
- Off road parking for three cars and oversized garage with power and lighting
- Three double bedrooms
- Sitting room is double aspect and has a log burner plus exposed brickwork and exposed beams
- Refitted upstairs bathroom and a downstairs shower room
- Landscaped rear garden with water well
- Walking distance to local garden centre with café and bus stop, plus great road links to A17

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Bradley James welcomes you to Old Main Road in the charming village of Fleet Hargate. This spacious yet cosy cottage truly has it all, making it a wonderful place to call home. Boasting over 1900 square feet of living accommodation, the property features four reception rooms, providing ample space for relaxation and entertainment.

As you step through the front door, you are welcomed by a hallway that sets a warm and inviting tone. The double-aspect sitting room, complete with a log burner, is perfect for cosy evenings. The family room serves as a versatile second reception area, while the dining room, conveniently located next to the kitchen, is ideal for hosting gatherings. A handy utility room leads to a modern downstairs shower, and a study or craft room completes the ground floor, offering additional space for work or hobbies.

Upstairs, you will find three generously sized double bedrooms, including a master suite with a dressing room. The modern bathroom suite has been thoughtfully refitted by the current vendors, ensuring a fresh and contemporary feel.

Outside, the property boasts off-road parking for up to three vehicles, leading to an oversized garage equipped with power and light. A door from the garage opens into the beautifully landscaped rear garden, which features a charming water well, perfect for enjoying the outdoors.

Conveniently located within walking distance to a garden centre with a café, a bus stop, and excellent road links to the A17, this home offers easy access to Norfolk, Lincoln, and Spalding. Holbeach, just a five-minute drive away, provides a wealth of amenities.

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Council Tax Band: B

Entrance Hall
UPVC double glazed side door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling with inset spotlights.

Sitting Room
14'8 x 12'7
Double aspect with UPVC double glazed window to the side and to the rear, multi fuel burner set in a fireplace with exposed brick, power points, radiator, exposed beams, TV point and wall lights.

Family Room
15'3 x 13'1
Double aspect UPVC double glazed window to the front and the side, radiator, power points, wall lights and exposed beams.

Dining Room
15'0 x 13'0
UPVC double glazed window to the front, radiator, power points some with USB charging, exposed beams, wall lights and a storage cupboard with fuse box.

Study
12'0 x 8'4
Double aspect with UPVC obscured double glazed window to the front, UPVC double glazed door to the rear garden, radiator, power points and exposed beams.

Kitchen
10'3 x 8'0
UPVC double glazed window to the rear, base and eye level units with worksurface over, double range with double oven and five burner gas hob with extractor over, sink and drainer with mixer taps over, space and plumbing for slimline dishwasher, integrated wine cooler, space and point for fridge freezer, tiled splashback, water softener, loft hatch and power points.

Utility Room
6'8 x 5'7
UPVC obscured double glazed doors going onto the rear garden, eye level units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, tiled floor and power points.

Downstairs Shower Room
UPVC double glazed window to the rear, wet room style with tiled floor and a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, pedestal wash hand basin with mixer tap over, tiled floor, extractor fan, inset spotlights, heated towel rail and underfloor heating.

Landing
UPVC double glazed windows to the side, radiator and power points.

Bedroom 1
15'3 x 13'7
UPVC double glazed window to the rear, radiator, power points, exposed beams, loft hatch, storage cupboard and a door leading to the dressing room off of bedroom one.

Dressing Room
12'5 x 9'0
UPVC double glazed window to the front, radiator, power points and loft hatch.

Bedroom 2
14'2 x 13'3 max
UPVC double glazed window to the side, radiator, power points and boiler cupboard with wall mounted boiler.

Bedroom 3
13'7 x 10'5
UPVC double glazed window to the side, radiator, power points, built-in wardrobe and loft hatch.

Bathroom
UPVC obscured double glazed window to the side, panel bath with taps over, built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, pedestal wash hand basin with mixer taps, fully tiled walls, wall mounted heated towel rail and extractor fan.

Outside
To the outside has a gravel driveway which leads to the detached oversized garage. The rear garden has been landscaped by the current owners and is enclosed by a brick wall and panel fencing, there’s a patio seating area with rendered raised flowerbeds, laid to lawn area, a water well, a greenhouse, a shed, well established shrub borders, outside light and outside tap.

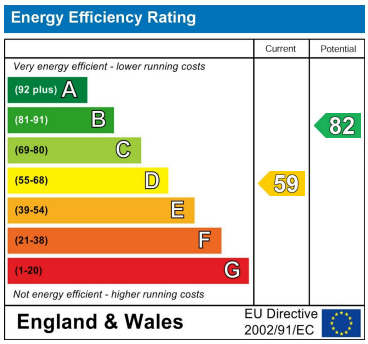
Garage
19'5 x 16'5
Metal up and over door, windows to both sides, wooden door going into rear garden and power and lighting connected.

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D



Total area: approx. 177.7 sq. metres (1913.0 sq. feet)

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