



BRADLEY JAMES

ESTATE AGENTS



4 Charles Road, Fleet Hargate, Holbeach, Lincolnshire, PE12 8NB

Asking price £210,000

- No chain
- Three double bedrooms
- Modern kitchen
- Corner plot
- Extended off road parking
- Extended to the rear
- Four piece bathroom suite
- Extended family room to the rear with French doors leading to your rear garden
- Enclosed front, side and rear gardens
- Oversized single garage

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Bradley James welcomes you to Charles Road in the charming town of Fleet Hargate, Holbeach. This NO CHAIN EXTENDED semi-detached house presents an excellent opportunity for families seeking a modern and spacious home. The property boasts a contemporary interior, beginning with a welcoming entrance hall that leads into a cosy lounge, complete with a log burner, perfect for those chilly evenings.

At the heart of the home lies a well-appointed kitchen, designed with modern units that create a functional hub for family gatherings. A notable feature of this property is the extended family room at the rear, which is bathed in natural light and opens directly onto the enclosed rear garden, providing a seamless connection between indoor and outdoor living. Completing the ground floor are a convenient cloakroom and a boiler room, adding to the practicality of the space.

On the first floor, you will find three generously sized double bedrooms, offering ample space for relaxation and rest. The family bathroom has been thoughtfully enhanced to include a luxurious four-piece suite, ensuring comfort for all.

Set on a corner plot, this home benefits from extended off-road parking for three to four vehicles, leading to an oversized single garage, a rare find in the area. The front and rear gardens are enclosed, providing a safe and private environment for children and pets to play.

The location is superb, with excellent road links to the A17, connecting you to Norfolk, Lincoln, and Spalding. A local garden centre is just around the corner, and Holbeach is a mere four-minute drive away, where you will find essential amenities including Aldi, Tesco, restaurants, and both primary and secondary schools.

This property is a perfect blend of modern living and convenience, making it an ideal choice for those looking to settle in a vibrant community.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, modern glass balustrade, radiator, power points, tiled floor and skimmed ceiling.

Lounge

15'3 x 12'7

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling, multi fuel burner set back in a fireplace with exposed brick and solid wood beam.

Kitchen Diner

21'8 x 10'6

UPVC double glazed window to the side, base and eye level units with worksurface over, freestanding cooker with extractor over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space and point for American fridge freezer, tiled splashback, sink and drainer with mixer taps over, tiled floor, radiator, power points, skimmed ceiling, storage cupboard with shelving and fuse box.

Family Room

13'0 x 10'1

UPVC double glazed window and French doors onto the rear garden, vaulted ceiling, tiled floor, radiator, power points, skimmed ceiling and a door to the cloakroom and a door to the boiler room.

Downstairs Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, tiled floor and skimmed ceiling.

Boiler Room Cupboard

UPVC obscured double glazed window to the rear, floor mounted oil boiler and tiled floor.

Landing

UPVC double glazed window to the side, skimmed ceiling, loft hatch, modern glass balustrade and airing cupboard with shelving.

Bedroom 1

14'4 x 12'3

UPVC double glazed window to the front overlooking the green, radiator, power points and skimmed ceiling.

Bedroom 2

10'8 x 9'0

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling and built-in double wardrobe. (The measurements are not into the built-in wardrobe).

Bedroom 3

9'7 x 9'1

UPVC double glazed window to the front overlooking a green, radiator, power points, skimmed ceiling and a built-in single wardrobe.

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the side, double shower cubicle is fully tiled with 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, vanity wash hand basin with mixer taps over and storage cupboards and drawers beneath with worktop over, panel bath with side mounted mixer taps, wall mounted heated towel rail, fully tiled walls and floor, extractor fan and skimmed ceiling with inset spotlights.

Outside

The property sits on a corner plot, the front garden is enclosed by a brick wall and hedging, the front garden is enclosed to the side by panel fencing and is predominantly laid to lawn. There's raised flowerbeds, storm porch, courtesy light and a patio path leading to the side door which leads to the garage. There is a gate leading through to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, there's a shed and there's extended off-road parking for three to four cars and leads to the oversized single garage.

Oversized Single Garage

22'7 x 9'5

Power and lighting connected, single glazed window to side, UPVC obscured double glazed door to the side, a single glazed window to the rear and the oil tank is behind the garage.

Additional Information

In the last 7 years the extension has been renovated, full rewire, full central heating system, log burner installed in the lounge, new bathroom extended to a four piece suite, outside the parking has been widened.







Viewings

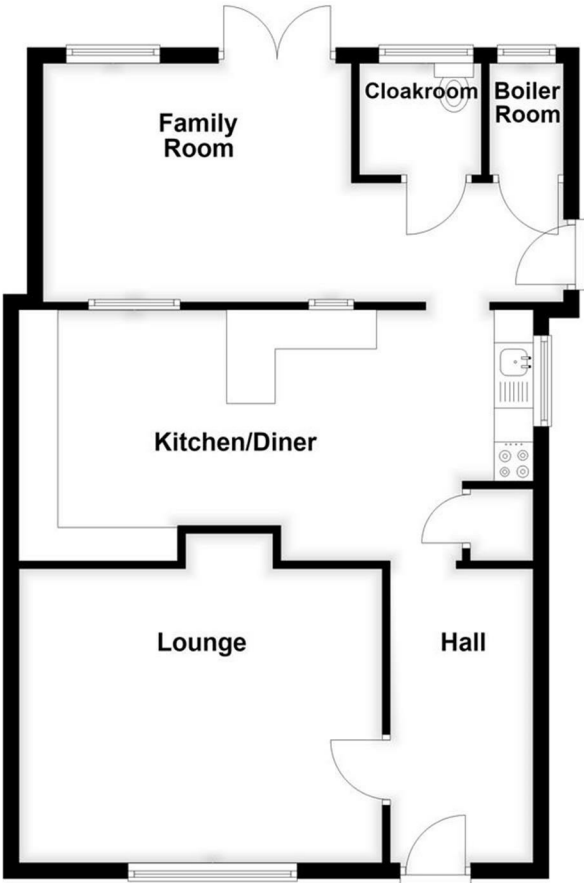
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 67.4 sq. metres (725.4 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.2 sq. feet)

