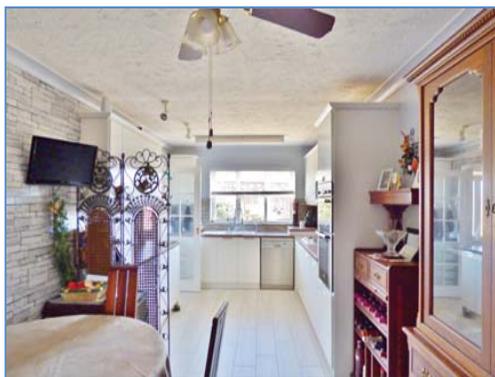


**Bramley Close, Fleet Hargate, Spalding, PE12 8TG.**



Lounge



Kitchen/Diner



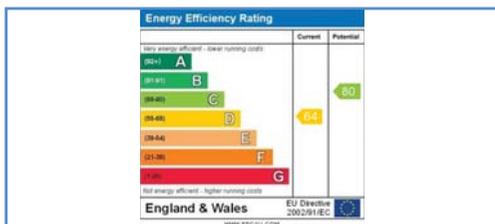
Garden Room



Rear Garden Aspect One



Garden Asept Two



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

# Harrison Rose

Estate Agents

## FOR SALE



Detached three bedroom bungalow located in Fleet Hargate.

**Bramley Close, Fleet Hargate, Spalding, PE12 8TG.**

- DETACHED BUNGALOW
- THREE BEDROOMS
- DOUBLE GARAGE & OFF ROAD PARKING
- EXTENSIVE WRAP AROUND REAR GARDEN
- NO FORWARD CHAIN

**£375,000**



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## Ground Floor

### Porch

Entrance door, tiled flooring, two double glazed windows to the front, door to:

### Reception Hall

Dado rail, access to loft with lighting, built-in airing cupboard, built-in storage cupboard, doors to:

**Lounge** 5.91m (19'5") x 3.53m (11'7")

Feature wood burner, dado rail, telephone and TV point, single two radiators, coving to textured ceiling, uPVC double glazed window, sliding door to to:

**Garden Room** 5.63m (18'6") x 2.48m (8'2")

UPVC double glazed windows to front and side, single radiator, ceiling lights with fan, double doors to rear garden.

**Kitchen/Diner** 6.61m (21'8") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in Bosch electric double oven, built-in Hotpoint four ring gas hob with pull out extractor hood over, space for dishwasher, ceiling light with fan, single radiator, uPVC double glazed window to rear, door to:

**Utility Room** 2.18m (7'2") x 1.76m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer and washing machine, radiator, tiled flooring, coving to textured ceiling, ceiling lights with ceiling fans, door leading to rear garden.

**Bedroom 1** 3.86m (12'8") x 3.68m (12'1")

UPVC double glazed window to side, fitted with furniture wardrobes and overhead storage, single radiator, coving to textured ceiling, door to:

### En-suite

Fitted with a three piece suite a rain shower enclosure, vanity wash hand basin and low-level WC, heated towel rail, tiled surround, uPVC frosted double glazed window to rear.

**Bedroom 2** 3.52m (11'7") x 2.76m (9'1")

UPVC double glazed window to front, single radiator, coving to textured ceiling.

**Bedroom 3** 3.52m (11'7") x 2.31m (7'7")

UPVC double glazed window to front, single radiator, coving to textured ceiling.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC, tiled surround, single radiator, uPVC frosted double glazed window to side.

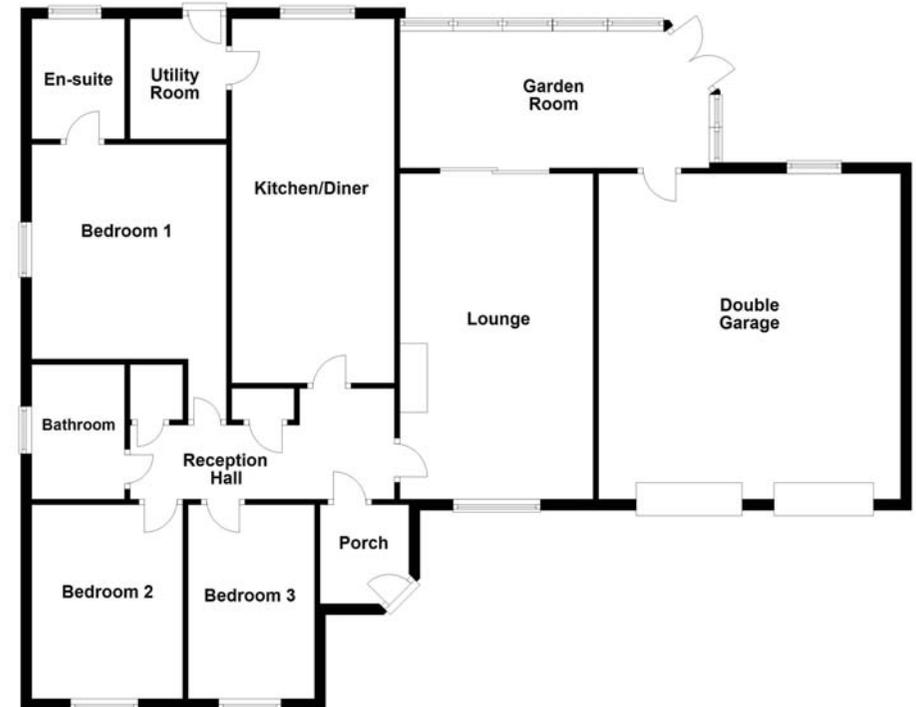
### Outside

The front of the property is enclosed via sliding wrought iron gates leading to gravelled driveway with access to double garage via two electric roller doors, door to garden room. Extensive enclosed wrap around garden, side gate leading to the side mainly laid to lawn with a mixture of shrubs, well maintained hedges and mature trees, hedged archway leading through to the rear of the property with an extensive patio area allowing for entertaining, external tap and lighting.

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- Call today to arrange your free valuation -

Floorplan



- To arrange a viewing, please call us 01733 202525 -