



10 Proctor Close, Fleet Hargate

£255,000

IMMACULATE THREE BEDROOM DETACHED BUNGALOW LOCATED IN THE SOUGHT AFTER VILLAGE OF FLEET HARGATE. Benefiting from ample off road parking, single garage and well maintained front and rear gardens. The property is within easy access of the nearby market towns of Holbeach and Long Sutton. Internally, the property comprises of entrance hallway, living room, kitchen breakfast, master bedroom with ensuite, two further double bedrooms and bathroom. Externally, the property is set back behind a low level brick wall with a block paved driveway providing off road parking and access to the single garage. Laid to lawn with established borders. The rear garden is fully enclosed, with paved area ideal for seating and entertaining. Laid to lawn with borders and raised vegetable patch.

- **Three Bedroom Detached Bungalow**
- **Ample Off Road Parking and Single Garage**

- **Ensuite to Master**
- **Village Location**
- **Viewing Advised!**



ENTRANCE PORCH

Brick built and Upvc porch with entrance door to front aspect. Tiled flooring.

ENTRANCE HALLWAY

Part glazed door to front aspect. Wood effect flooring. Built in cupboard and airing cupboard. Radiator. Loft access. Central heating thermostat.

LIVING ROOM

14'7 x 13' (4.45m x 3.96m)

Upvc bow window to front and window to side. Wood effect flooring. Radiator. Television point. Two wall lights. Fireplace with multi fuel burner on hearth.

KITCHEN BREAKFAST

15'4 max x 12'4 max (4.67m max x 3.76m max)

Upvc window and part glazed door to side aspect. Base and wall units with work surface over. Stainless steel sink with drainer and bowl. Space and plumbing for washing machine. Integrated dishwasher and fridge freezer. Leisure range style cooker with extractor hood over. Tiled flooring. Space for breakfast table.

BEDROOM ONE

13' x 11'7 (3.96m x 3.53m)

Upvc window to rear aspect. Carpeted. Built in wardrobes. Radiator.

ENSUITE

Upvc window to side aspect. Shower cubicle. Wash hand basin. Toilet. Fully tiled walls. Shaver point. Radiator. Extractor fan.

BEDROOM TWO

15' x 9' (4.57m x 2.74m)

Upvc window to side and rear aspect. Carpeted. Radiator. Built in wardrobes.

BEDROOM THREE

11'7 x 7'9 (3.53m x 2.36m)

Currently being used as a dining room. Upvc window to rear aspect. Carpeted. Radiator.

BATHROOM

Upvc window to side aspect. Panelled bath with shower over. Wash hand basin. Toilet. Fully tiled. Extractor fan. Shaver point. Radiator.

EXTERIOR

Established front and rear gardens. With paved driveway to the front providing ample off road parking and access to the single garage. Lawn with borders to the front and side. The rear garden is fully enclosed with paved area ideal for seating and entertaining. Laid to lawn with borders and raised vegetable patch.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE12 8NX

SINGLE GARAGE

Electric up and over door. Power and lighting.

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be



requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

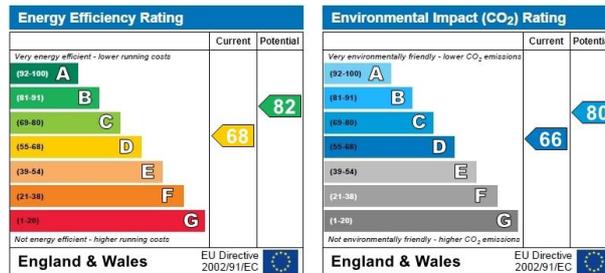
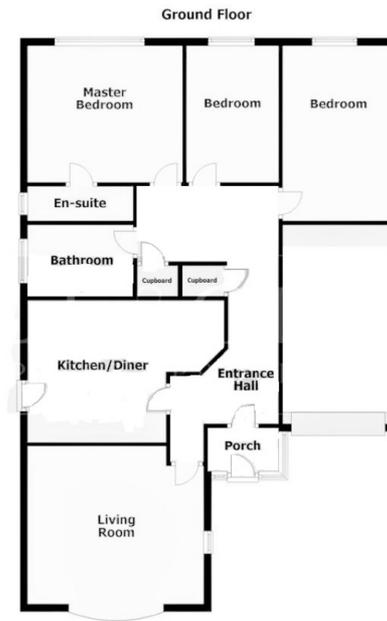
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.











These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.