

2 Bed Detached In Cherry Lane, Fleet Hargate Holbeach, Spalding, PE12 8NY  
£229,000





## SHORT DESCRIPTION

Property Ref: 15675 A well built and nicely presented bungalow situated in the quiet village of Fleet Hargate, ideally situated for easy access to the local market towns of Holbeach and Long Sutton. The front garden is laid to lawn with a driveway for two cars and an extra useful space at the side for potential change of use STPP. Garage with electric door could also be converted STPP. Back garden with patio area and rest laid to lawn can be viewed from the generously sized conservatory. All rooms are well proportioned, neutrally decorated and filled with light. The bungalow has a great layout with much potential to add further value. Lounge - 14ft 6 x 11ft 8 Kitchen Breakfast Room - 11ft 8 x 10ft 7 Conservatory - 11ft 11 x 11ft 9 Master Bedroom - 12ft 0 x 10ft 10 Bedroom 2 - 11ft 4 x 9ft 8 Shower Wet Room - 7ft 1 x 5ft 7 Single Garage - 15ft 1 x 9ft 11 (all measurements are approximate but as accurate as possible) Property Type: Detached Bungalow Full selling price: £229000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 764.238 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied



**Bed Room(s)**



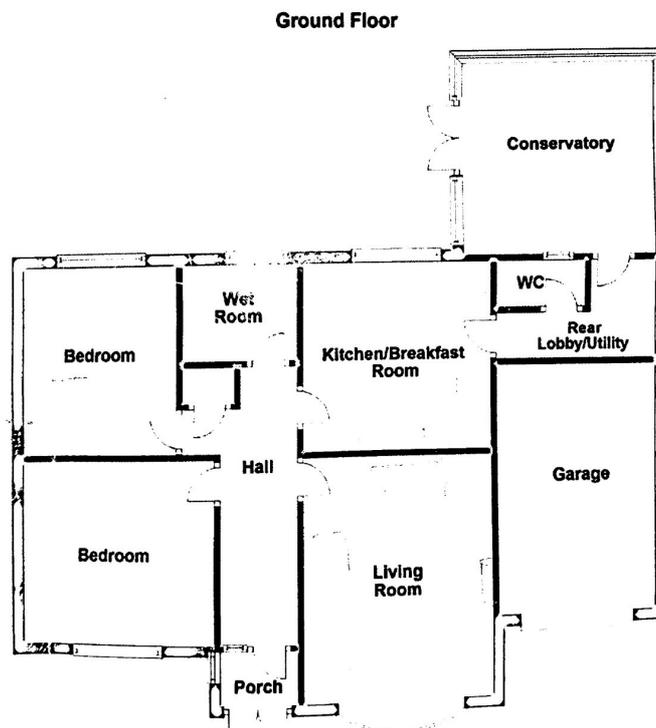
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	71 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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