



Pisces Villa, Eastgate, Fleet  
Holbeach, Spalding, Lincolnshire, PE12 8ND

£320,000

## 3 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Open Views
- Sitting on 0.26 acre plot
- 3 Bedroom Detached Bungalow
- Ensuite and Dressing Room to Main Bedroom
- Study/Bedroom 4
- Lounge & Dining Room, Dining Kitchen
- 4 Piece Family Bathroom
- Driveway and Garage
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Pisces Villa, Eastgate, Fleet, Holbeach, Spalding, Lincolnshire, PE12 8ND](#)



## Overview

Being offered for sale with no onward chain, situated just a short distance from the heart of the village of Fleet Hargate, this spacious detached bungalow is now available with Pygott and Crone. Ideally positioned with easy access to the A17, set on a generous 0.26 acre plot with gardens and ample parking, this property is ideal for families, retirees, or anyone seeking single storey living in a quiet yet well connected location. Being a short distance from Holbeach town centre and local amenities and with views over open countryside, this bungalow offers the perfect balance of rural tranquillity and convenience, having excellent road links to Spalding, King's Lynn, and the A17, it's also a great base for commuting.



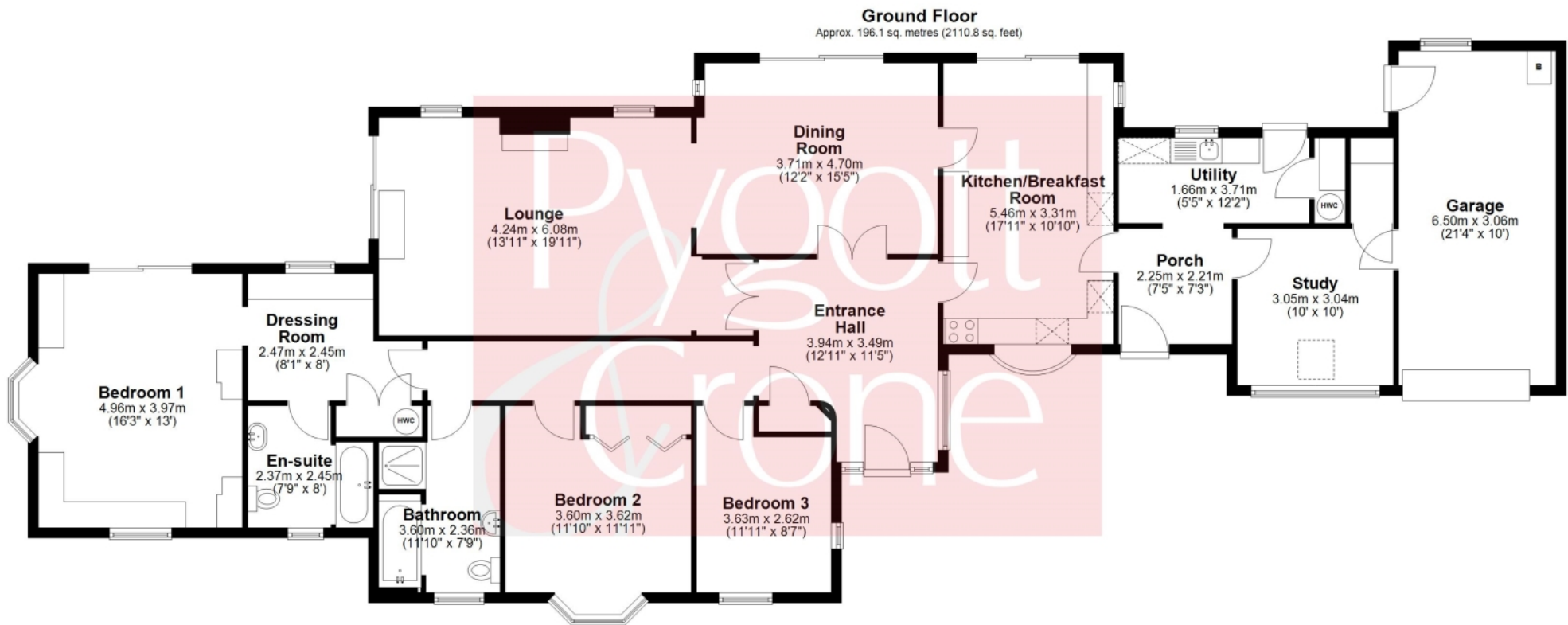
The accommodation flows well and the property offers a light and spacious Entrance Hallway, Dual Aspect Lounge with patio doors opening to the garden, Dining Kitchen with patio doors to the rear, Separate Utility Room, Dining Room with patio doors to the rear, Study/Bed 4, Three further Bedrooms with the main having a dressing room and ensuite and there is a Four Piece Family Bathroom.

Outside to the rear there is a garden which is mainly paved patio seating areas to enable you to enjoy the sunshine from dawn until dusk. The majority of the garden lies to the side which is predominately laid to lawn with a range of trees and shrubs. To the front of the property there is a ample off road parking that leads to the garage.

Viewing is essential to appreciate the accommodation on offer. Call today.







Total area: approx. 196.1 sq. metres (2110.8 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



Pisces Villa, Eastgate, Fleet, Holbeach, Spalding, Lincolnshire, PE12 8ND





Pisces Villa, Eastgate, Fleet, Holbeach, Spalding, Lincolnshire, PE12 8ND



An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text reads: "Book your free, property valuation." Below this are three icons with text: a calendar icon for "24/7 Customer Service", a hand holding a coin icon for "£0 Upfront Fees to Pay", and a house icon for "On average, 98% of asking price achieved". In the top left corner, there is a red logo for "Pygott Crone" and a grey award badge for "Platinum Trusted Service Award" with five stars and the text "2021 feefo".

Houses. Homes. Harmony.



**Pisces Villa, Eastgate, Fleet, Holbeach**  
is on the market with our Spalding branch

---

10 Bridge Street, Spalding PE11 1XA

01775 717360