



BRADLEY JAMES

ESTATE AGENTS



## 124 Wignals Gate, Holbeach, Spalding, PE12 7HR

Asking price £295,000

- NO CHAIN
- DRESSING AREA AND EN-SUITE TO BEDROOM ONE
- DOUBLE ASPECT KITCHEN DINER
- CONSERVATORY WITH CENTRAL HEATING
- WALKING DISTANCE TO A BUS STOP
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINER WHICH CAN BE SPLIT TO TWO SEPARATE RECEPTION ROOMS
- UTILITY ROOM
- NON ESTATE LOCATION WITH PLENTY OF PARKING AND SINGLE GARAGE
- 2-3 MINUTE DRIVE INTO HOLBEACH

# 124 Wignals Gate, Spalding PE12 7HR

Bradley James are pleased to offer for sale this NO CHAIN deceptively spacious bungalow which boasts three double bedrooms, an en-suite and two/three reception rooms.

Nestled in the popular area of Wignals Gate, Holbeach, this delightful detached bungalow offers a deceptively spacious living experience. With three generously sized double bedrooms, including bedroom one complete with a dressing area and en-suite shower room, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by a charming conservatory, equipped with a radiator for year-round comfort. The spacious entrance hall leads you to an open-plan kitchen diner, which is bathed in natural light thanks to its double aspect design. Adjacent to the kitchen is a practical utility room with convenient access to the rear garden. The open-plan lounge diner, originally designed to be separate, provides a versatile space for relaxation and entertaining.

The bungalow features two additional double bedrooms, which share a well-appointed bathroom complete with a multi-jet bath, ideal for unwinding after a long day. For added convenience, there is internal access to the garage from the entrance hall, ensuring ease of use.

Outside, the property is situated in a non-estate location, offering ample parking space leading to a single garage. Both sides of the bungalow provide gated access to a private rear garden, which is a true haven for outdoor enthusiasts. This garden includes a summer house, a shed, and a greenhouse, perfect for gardening or simply enjoying the outdoors.

The location is superb, with Whaplode's amenities just a short 2-3 minute drive away, as well as Holbeach's offerings, including Tesco, the new Aldi, pubs, restaurants, and schools. Excellent road links to the A17 connect you to Norfolk, Lincoln, Spalding, and Boston, making this property an ideal choice for those seeking both comfort and convenience.



Council Tax Band: D



### Conservatory

13'5 x 9'3

Brick and UPVC construction with a UPVC double glazed front door, radiator, power point, ceiling fan, light and a UPVC obscured double glazed door going into the entrance hall.

### Entrance Hall

Radiator, power points, telephone point, loft hatch, airing cupboard with shelving and a door leading into the single garage.

### Dining Room

13'0 x 10'0

UPVC double glazed French doors going into the rear garden, radiator and power points.

### Lounge

16'0 x 10'0

UPVC double glazed bay window to the rear, radiator, power point, telephone point, and wall lights.

### Kitchen Diner

15'7 x 10'7

Double aspect with the UPVC double glazed window at the front and side, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a half size electric oven and grill above, four burner gas hob with extractor over, integrated fridge, integrated freezer, tiled splashback, tiled floor, ceiling fan and light, radiator and power point.

### Utility Room

9'2 x 5'7

UPVC double glazed window, UPVC obscured eye level units with work surface over, space and plumbing for dishwasher, space and plumbing for washing machine, space and point for tumble dryer, space and point for freezer, tiled splashback, tiled floor, radiator and power points.

### Bedroom 1

20'0 x 9'6 x 12'7

UPVC double glazed window to the rear, as you walk in there's a dressing area with two built-in wardrobes, a door to the en-suite, the bedroom has built in bedroom furniture, radiator, power points, telephone points and TV point.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with an electric shower, WC with push button flush, pedestal wash hand basin with mixer taps over, fully tiled walls and radiator.

### Bedroom 2

10'1 x 10'0

UPVC double glazed window to the front, radiator, power point and built in bedroom furniture including wardrobes.

### Bedroom 3

10'1 x 8'4

UPVC double glazed window to the front going into the conservatory, radiator and power points

### Family Bathroom

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with mixer taps over, panel multi-jet bath with mixer taps over, fully tiled walls, tiled floor and radiator.

### Outside

To the outside there's low-level panel fencing, a laid to lawn area, the rest is all gravel off-road parking for numerous vehicles which leads to the remote controlled integrated single garage. There is side gate access to both sides of the bungalow, the rear garden is enclosed by panel fencing, it is predominantly laid to lawn, there's an extended patio seating area, outside summer house, there's another shed, a greenhouse and outside lights.

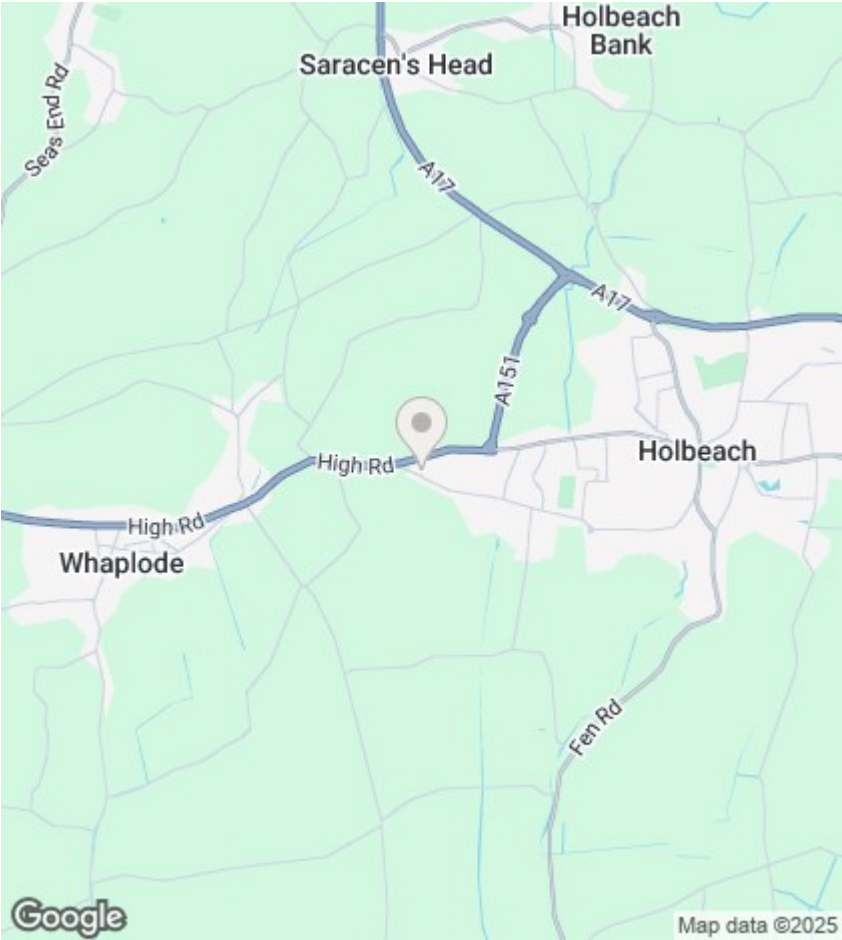
### Single Garage

16'4 x 9'5

Remote controlled electric roller door, UPVC double glazed window to the side, internal door going through to the entrance hall, wall mounted Worcester Bosch boiler and power points.







Viewings

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

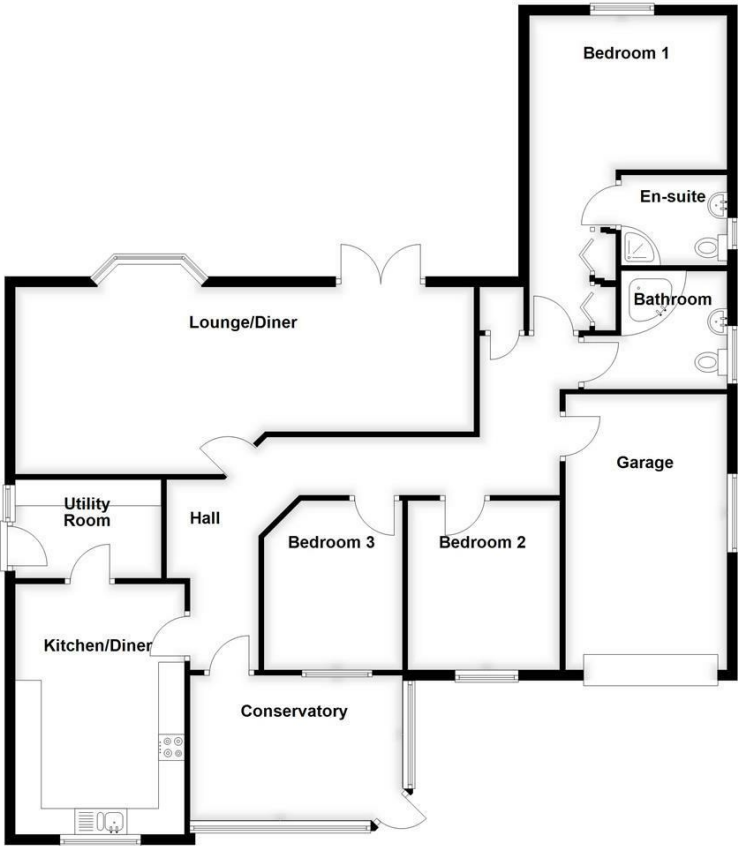
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 142.9 sq. metres (1538.0 sq. feet)



Total area: approx. 142.9 sq. metres (1538.0 sq. feet)