



Wignals Gate, Holbeach Spalding PE12 7HL

welcome to

Wignals Gate, Holbeach Spalding

READY TO MOVE INTO. This delightful semi detached house is ready for it's next owners. Situated in the town of Holbeach with local amenities, doctors, cafes, pubs and schools this property has all you need without having to get into the car. With a modern interior including Kitchen and Shower Room.



Lounge

11' 10" x 13' 11" (3.61m x 4.24m)

having window to front, understair storage and laminate flooring.

Kitchen

7' 3" x 15' 1" (2.21m x 4.60m)

having range of units at wall and base level, stainless steel sink and tiled splashbacks. Eye level oven, induction hob, integrated fridge/ freezer and washing machine. Wall mounted boiler and door to garden.

Landing

having loft access.

Bedroom 1

11' 11" x 10' 8" (3.63m x 3.25m)

having window to front and storage.

Bedroom 2

8' x 10' 10" (2.44m x 3.30m)

having window to rear.

Shower Room

having double shower cubicle, low level WC and vanity unit. Fully tiled walls, shaver point and window to rear.

Garage

12' x 22' 10" (3.66m x 6.96m)

being of wood construction with up and over door, power and light.

Outside

the property sits back behind a driveway offering Off Road Parking. The rear enclosed garden is laid to lawn and patio area.



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welcome to

Wignals Gate, Holbeach Spalding

- Semi Detached Two Bedroom House Close To Town
- Modern Kitchen And Shower Room
- Well Presented Throughout
- Off Road Parking, Garage And Enclosed Rear Garden
- Good Road Links

Tenure: Freehold EPC Rating: D

offers over

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106314 - 0007

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