





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' $10" \times 13'$ 11" ($3.61m \times 4.24m$) 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" \times 10' 8" (3.63m \times 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' \times 22' 10" (3.66m \times 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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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

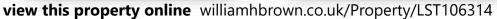








Please note the marker reflects the postcode not the actual property





Property Ref: LST106314 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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