



Carnoustie Court Kirkgate, Tydd St. Giles WISBECH PE13 5NZ

welcome to

Carnoustie Court Kirkgate, Tydd St. Giles WISBECH

Three bedroom detached holiday home, IDEAL FOR A WEEKEND RETREAT OR HOLIDAY LET INVESTMENT. Large open plan lounge diner, kitchen & utility. TWO EN-SUITES & ADDITIONAL WC. Off road parking for two cars, GROUND FLOOR & FIRST FLOOR DECKING, walking distance to clubhouse with GYM & SWIMMING FACILITIES



Entrance Hall

having stairs with understairs cupboard.

Cloakroom

5' 2" x 6' 5" (1.57m x 1.96m)

having low level WC and pedestal wash hand basin.

Tiled floor, extractor and heated towel rail.

Utility Room

6' 7" x 7' 7" (2.01m x 2.31m)

having fitted units, worktop with inset sink single

bowl stainless steel sink. Wall mounted boiler,

integrated washing machine and tiled floor.

Bedroom 1

18' 7" x 10' 9" (5.66m x 3.28m)

range of fitted double wardrobes. French doors to

decking.

Ensuite

7' 7" x 7' 7" (2.31m x 2.31m)

having shower cubicle with thermostat shower, low

level WC and pedestal wash hand basin. Shaving

point, heated towel rail and extractor. Tiled flooring.

Bedroom 2

14' 2" x 10' 9" (4.32m x 3.28m)

range of fitted double wardrobes. French doors to

decking.

Ensuite

8' 11" x 6' 6" (2.72m x 1.98m)

having bath with shower over, low level WC and

pedestal wash hand basin. Shaving point, heated

towel rail and extractor. Tiled flooring.

Lounge/Diner

13' 4" x 22' 3" (4.06m x 6.78m)

feature fireplace with electric fire, two sets of french

doors opening onto under cover decked balcony.

Kitchen

11' 3" Max x 10' 8" Max (3.43m Max x 3.25m Max)

having range of units at wall and base level, wood

effect surfaces with one and half bowl stainless steel

sink. Integrated electric oven, 4 ring induction hob,

stainless steel extractor, microwave oven, fridge

freezer and dishwasher. Laminate flooring.

Bedroom 3

11' 2" x 10' 8" (3.40m x 3.25m)

Outside

having off road parking for 2 cars. Decked seating

area.



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welcome to

Carnoustie Court Kirkgate, Tydd St. Giles WISBECH

- THREE BEDROOM DETACHED HOLIDAY HOME ON POPULAR SITE
- GOOD SIZED LOUNGE DINER, KITCHEN & UTILITY
- TWO EN-SUITES & ADDITIONAL WC
- OFF ROAD PARKING FOR TWO CARS
- WALKING DISTANCE TO CLUBHOUSE WITH GYM & SWIMMING FACILITIES

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107000 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk