



**Wignals Gate, Holbeach Spalding PE12 7HR**



**welcome to**

## **Wignals Gate, Holbeach Spalding**

Three double bedroom detached bungalow needing modernisation, SOUGHT AFTER AREA ON OUTSKIRTS OF TOWN. Large lounge diner, BREAKFAST KITCHEN, utility & conservatory. Family bathroom & EN-SUITE TO MASTER. Ample off road parking, INTEGRAL GARAGE & fully enclosed rear garden. AVAILABLE WITH NO CHAIN



### **Conservatory**

8' 9" x 13' ( 2.67m x 3.96m )

front entrance door, laminate floor and door to:

### **Entrance Hall**

having loft access and built-in airing cupboard with hot water tank

### **Breakfast Kitchen**

15' 8" x 10' 9" ( 4.78m x 3.28m )

having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, grill, four ring gas hob, extractor and fridge freezer. Tiled floor, fully tiled walls and door to:

### **Utility**

5' 9" x 9' 3" ( 1.75m x 2.82m )

space for washing machine, tumble dryer and dishwasher. Tiled floor and wall, side door leading to garden

### **Lounge Diner**

11' 10" x 29' ( 3.61m x 8.84m )

feature fireplace with gas fire (disconnected), Bay window to rear and French doors to rear garden

### **Bedroom 1**

19' 10" max x 12' 8" ( 6.05m max x 3.86m )

having a range of fitted cupboards and drawers as well as two built-in double wardrobes. Door to:

### **En-Suite**

5' 9" x 6' 8" ( 1.75m x 2.03m )

comprising three piece suite of WC, pedestal sink and shower cubicle with electric shower. Extractor and fully tiled walls

### **Bedroom 2**

10' 1" x 9' 11" ( 3.07m x 3.02m )

built-in wardrobes and cupboards

### **Bedroom 3**

10' x 8' 4" ( 3.05m x 2.54m )

### **Bathroom**

7' x 6' 9" ( 2.13m x 2.06m )

comprising three piece suite of WC, pedestal sink and Jacuzzi style bath. Extractor and fully tiled walls and floor

### **Outside**

to the front of the property there is a driveway providing ample off road parking and giving access to an integral garage, as well as a small lawn and side gates to both sides leading to the rear. The rear garden is fully enclosed by timber fencing and features a central lawn, timber summerhouse and a hardstanding area with a timber shed and greenhouse.

### **Integral Garage**

16' 8" x 9' 6" ( 5.08m x 2.90m )

having electric roller door, power and lighting. Wall mounted gas boiler



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welcome to

## Wignals Gate, Holbeach Spalding

- THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN
- LARGE LOUNGE DINER, BREAKFAST KITCHEN, UTILITY & CONSERVATORY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107069 - 0002

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