



Wignals Gate, Holbeach Spalding PE12 7HR



welcome to

Wignals Gate, Holbeach Spalding

This three double bedroom detached bungalow is in need of some modernisation. Situated in a sought after location of Holbeach. Good sized lounge/diner and kitchen/diner ideal for entertaining family and friends. BEING SOLD WITH NO CHAIN. Family bathroom & en-suite to Master.



Conservatory

13' x 9' 11" (3.96m x 3.02m)

Entrance Hall

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

Kitchen/Diner

15' 7" x 10' 8" (4.75m x 3.25m)

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.

Utility Room

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

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

Lounge/ Diner

29' x 11' 11" (8.84m x 3.63m)

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

Bedroom 1

12' 8" x 9' 9" (3.86m x 2.97m)

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

En-Suite

having shower cubicle with electric shower, low level WC and pedestal sink. Extractor and fully tiled walls.

Bedroom 2

10' x 9' 11" (3.05m x 3.02m)

having built-in wardrobes and cupboards.

Bedroom 3

10' x 7' 9" (3.05m x 2.36m)

Bathroom

having Jacuzzi style bath, low level WC and pedestal sink. 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' 4" x 9' 6" (4.98m x 2.90m)

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



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Wignals Gate, Holbeach Spalding

- THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN
- LARGE LOUNGE/ DINER, KITCHEN/DINER, 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

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107643 - 0002

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