



**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 having 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.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- 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

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107000 - 0005

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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.



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