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110 Wignals Gate, Holbeach PE12 7HR

Guide Price £470,000 Freehold

- Executive Property
- Non Estate Location
- 5 Bedrooms, 2 En-Suites
- Garage, Ample Parking
- Viewing Recommended

Stunning 5 bedroom detached family house in non-estate location. Ample parking, garage, established gardens. 5 bedrooms (2 with en-suites), bathroom, 3 reception rooms, fitted kitchen, utility room, cloakroom. High quality fitments throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Through the part glazed front entrance door with glazed side panels to:

RECEPTION HALL

20' 8" x 6' 2" (6.31m x 1.90m) overall. Staircase off, radiator, recessed ceiling lights, Karndean flooring, door to:

SITTING ROOM

17' 10" x 11' 10" (5.44m x 3.61m) 2 UPVC windows to the front elevation, radiator, recessed ceiling lights, coved cornice, log burner set within feature chimney breast, Karndean flooring.



FAMILY/PLAY ROOM

15' 10" x 8' 2" (4.85m x 2.50m) 2 UPVC windows to the rear elevation, coved cornice, recessed ceiling lights, Karndean flooring.

FITTED KITCHEN

18' 3" x 10' 0" (5.58m x 3.07m) Co-ordinated décor, coved cornice, recessed ceiling light, range of attractive gloss fronted shaped units with numerous base cupboards and drawers, eye level wall cupboards, curved corner units, inset Neff multi burner electric hob with contemporary cooker hood above, range of Neff fitted appliances including conventional electric oven, steamer oven, microwave combi oven and Neff coffee machine, American style side by side fridge freezer, Neff dishwasher, concealed recycling bins, Quartz worktops with fitted drainer and one and a quarter bowl sink unit with mono block mixer tap.

ADJACENT DINING ROOM

10' 0" x 9' 2" (3.07m x 2.81m) Feature wall with co-ordinated décor, coved cornice, recessed ceiling lights, arch to:

GARDEN ROOM

14' 4" x 10' 8" (4.38m x 3.27m) Pitched vaulted ceiling with 2 Velux windows, recessed ceiling lights, 2 windows to the side elevation, UPVC French doors with similar side panels to the rear, under floor heating fitted right through the Kitchen, Dining Room, Garden Room and Utility Room with porcelain floor tiles.

From the Kitchen a further door leads into:

UTILITY ROOM

10' 2" x 8' 3" (3.10m x 2.52m) maximum Half glazed UPVC rear window, Quartz worktop with circular bowl sink unit with mono block mixer tap, plumbing and space for washing machine, fitted wall units, base cupboards and three quarter height provision cupboard, porcelain floor tiles, recessed ceiling lights, personnel door to the Garage, door to:

CLOAKROOM

Two piece suite comprising low level WC and bracket hand basin with mixer tap, porcelain floor tiles, obscure glazed UPVC window, ceiling light.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Radiator, coved cornice, recessed ceiling lights, access to loft space, built-in store cupboard, doors arranged off to:

MASTER BEDROOM

17' 10" x 11' 10" (5.44m x 3.62m) 2 UPVC windows to the front elevation, radiator, coved cornice, full width range of contemporary fitted wardrobes some with mirror doors, door to:





EN-SUITE SHOWER ROOM

6' 8" x 6' 9" (2.05m x 2.08m) Large walk-in shower cabinet with remote control thermostatic Mira shower, low level WC with concealed cistern, hand basin with vanity unit beneath, mixer tap and mirror, tiled walls, tiled floor, recessed ceiling lights, extractor fan, obscure glazed UPVC window, vertical radiator/towel rail.

BEDROOM 2

14' 9" x 8' 9" (4.50m x 2.69m) plus large door recess. UPVC window to the front elevation, radiator, coved cornice, ceiling light, access to loft space, door to:



EN-SUITE SHOWER ROOM

10' 2" x 4' 2" (3.10m x 1.28m) Three piece suite comprising tiled shower cabinet, hand basin set within vanity storage unit, low level WC with concealed cistern, vertical radiator/towel rail, touch activated mirror, recessed ceiling lights, obscure glazed UPVC window.

FAMILY BATHROOM

8' 11" x 6' 8" (2.72m x 2.05m) Modern four piece suite comprising panelled bath with side mounted mixer tap, low level WC, hand basin set within vanity unit with store cupboards and mono block mixer tap with fitted mirror, corner shower cabinet with over head rain water sprinkler, fully tiled walls, tiled floor, vertical radiator/towel rail, obscure glazed UPVC window.



BEDROOM 3

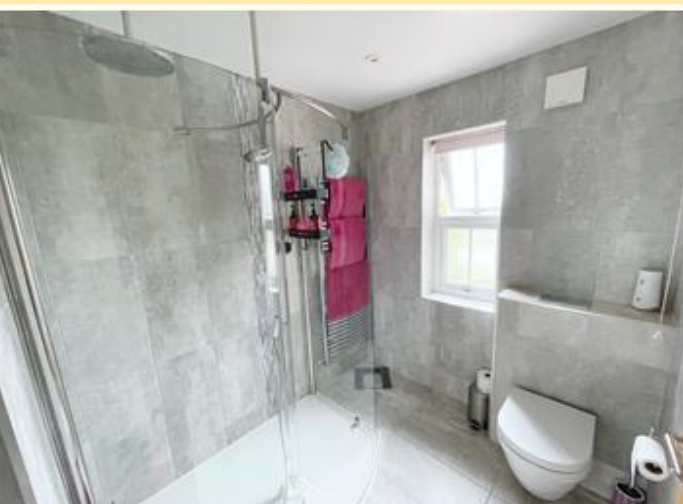
15' 1" x 9' 0" (4.60m x 2.76m) UPVC window to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 4

9' 11" x 9' 3" (3.03m x 2.82m) plus door recess. UPVC window to the rear elevation, radiator, coved cornice, ceiling light.

BEDROOM 5

14' 7" x 6' 9" (4.45m x 2.07m) UPVC window to the rear elevation, coved cornice, recessed ceiling lights.



EXTERIOR

The property is pleasantly situated in a non-estate setting with an extensive block paved frontage providing multiple parking, low capped feature brick wall to the front boundary, fencing to the side boundaries, canopied front entrance and access to the rear garden.

INTEGRAL GARAGE

16' 8" x 8' 5" (5.09m x 2.59m) Roller door, Viessmann gas fired central heating boiler, fluorescent strip light, personnel door, power points.





ESTABLISHED REAR GARDENS

Fully fenced with a shaped lawn, stocked borders, extensive shaped patio area with seating area, purpose-built gazebo with hot tub.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 passing through Moulton and Whaplode and on towards Holbeach. On approaching the town take a right hand turning into Wignals Gate and the property is situated after a short distance on the left-hand side.

AMENITIES

The centre of Holbeach is within easy walking distance and offers a range of facilities including primary and secondary schools, doctors surgeries, supermarkets, various independent shops, pubs, restaurants etc. The large Georgian market town of Spalding is 8 miles distant and the Cathedral City of Peterborough 22 miles to the south.



1ST FLOOR
980 sq. ft. (91.6 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11090

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
F: 01775 762289
E: spalding@longstaff.com
www.longstaff.com

