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86 Wignals Gate, Holbeach PE12 7HR

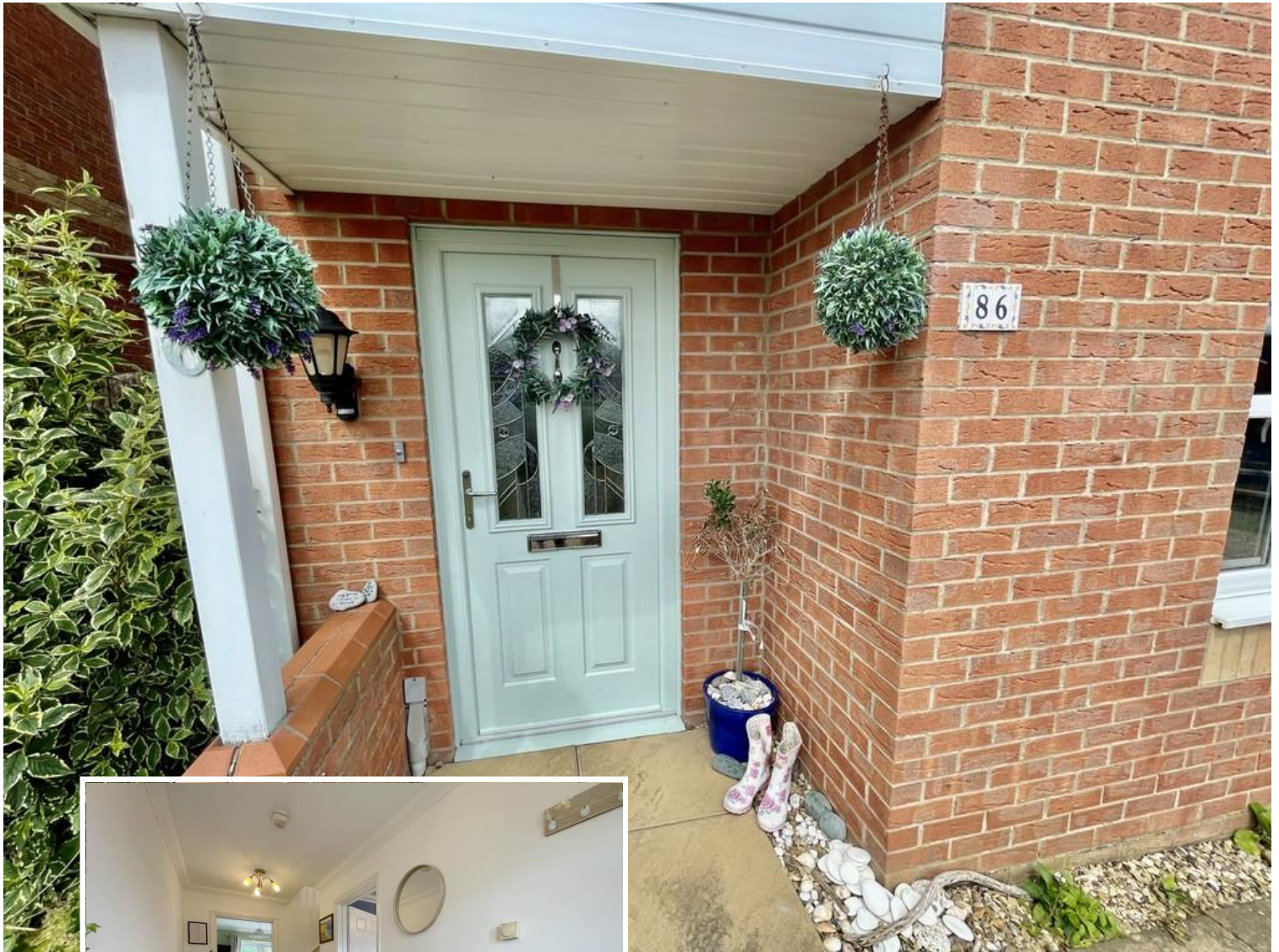
£309,995 Freehold

- 4 Bedrooms
- Gas Central Heating
- Full UPVC Double Glazed Windows and Doors
- Newly Fitted Kitchen Diner
- Viewing Recommended

Superbly presented 4-bedroom detached house situated on the edge of town location. Superbly presented accommodation comprising entrance hallway, lounge, kitchen diner, utility room and cloakroom to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom to the first floor. Multiple off-road parking, mature enclosed rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open porch with lantern light and leaded obscure composite door leading into:

ENTRANCE HALLWAY

5' 8" x 15' 8" (1.73m x 4.78m) UPVC double glazed window to the side elevation, skimmed and covered ceiling, 2 centre light points, smoke alarm, radiator, central heating thermostat, BT point, solid oak flooring, staircase rising to first floor, door into:

FORMAL LOUNGE

11' 8" x 18' 0" (3.57m x 5.50m) UPVC double glazed window to the front elevation, skimmed



and coved ceiling, 2 centre light points, double radiator, single radiator, TV point, solid oak flooring, fireplace with feature wooden fire surround with marble insert and hearth with fitted coal effect gas fire.

From the Entrance Hallway a door leads into:

KITCHEN DINER

8' 11" x 17' 10" (2.73m x 5.46m)

DINING AREA

UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, tiled flooring.

KITCHEN AREA

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for automatic washing machine/dishwasher, space for fridge freezer, integrated stainless steel Zanussi gas hob, extractor hood over, integrated Zanussi stainless steel fan assisted electric oven, further drawer units, door into:

UTILITY ROOM

5' 6" x 7' 10" (1.70m x 2.39m) UPVC double glazed door to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, radiator, tiled flooring, fitted with base and tall boy units, worktop over, tiled splashbacks, plumbing and space for automatic washing machine, wall mounted central heating controls, door into:

CLOAKROOM

3' 1" x 7' 3" (0.96m x 2.21m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, tiled flooring, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps with tiled splashbacks.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

10' 7" x 13' 10" (3.24m x 4.24m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to loft space, radiator, storage cupboard off housing hot water cylinder with slatted shelving. Door into:



MASTER BEDROOM

10' 3" x 10' 9" (3.14m x 3.30m) UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator, TV point.

EN-SUITE

5' 10" x 5' 10" (1.80m x 1.78m) Obscured UPVC double glazed window to the rear elevation, skimmed and covered ceiling, inset LED lighting, extractor fan, vinyl floor covering, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with glass shelving over and shaver point, fully tiled shower cubicle with fitted thermostatic shower over.



BEDROOM 2

9' 4" x 10' 8" (2.86m x 3.27m) UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator, wardrobe fitted into recess with hanging rail and shelving (depth of 0.95m x 1.43m in length).

BEDROOM 3

10' 8" x 10' 11" (3.26m x 3.34m) UPVC double glazed window to the front elevation, skimmed and covered ceiling, centre light point, radiator.



BEDROOM 4

10' 4" x 11' 4" (3.16m x 3.46m) UPVC double glazed window to the front elevation, skimmed and covered ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 7" x 7' 8" (2.03m x 2.36m) Obscured UPVC double glazed window to the front elevation, skimmed and covered ceiling, inset LED lighting, extractor fan, part tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point over, bath with fitted shower mixer tap with further shower attachment tap.



EXTERIOR

Hedged boundaries leading into gravelled driveway with turning bay, the front garden is laid to lawn with a wide range of mature shrubs and trees. Wrought iron gated side access leading into the rear garden.



INTEGRAL GARAGE

8' 10" x 16' 4" (2.7m x 5m) Electric roller door, power and lighting, gas boiler.

REAR GARDEN

Lantern light, cold water tap, electric socket, extensive patio and laid to lawn with a range of mature shrub and tree borders. Fenced boundaries to both sides and to the rear elevations.

DIRECTIONS

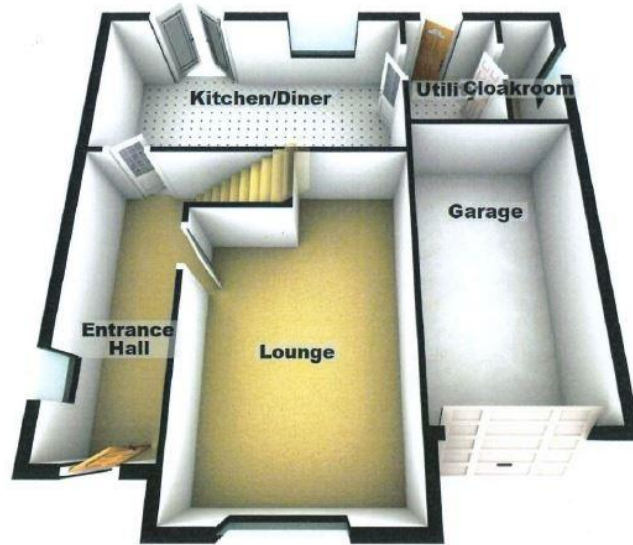
From Spalding proceed in an easterly direction along the A151 passing through Moulton and Whaplode and on towards Holbeach. On approaching the town take a right hand turning into Wignals Gate and the property is situated after a short distance on the left-hand side.

AMENITIES

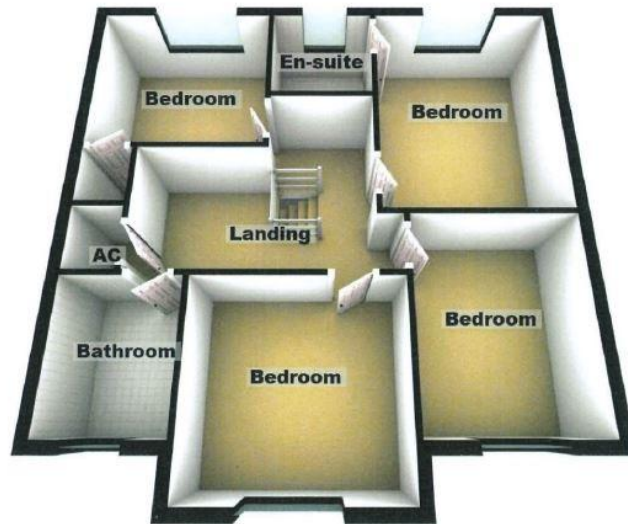
The centre of Holbeach is within easy walking distance and offers a range of facilities including primary and secondary schools, doctors' surgeries, supermarkets, various independent shops, pubs, restaurants etc. The large Georgian market town of Spalding is 8 miles distant and the Cathedral City of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



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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Ref: S11510 (12 July 2024)

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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

CONTACT

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

