



## Wignals Gate, Holbeach £309,950

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**An extremely well-presented detached property in a great location yet still within walking distance of Holbeach town centre. In brief: entrance hall, lounge, kitchen/diner, utility room, cloakroom, first floor landing to main bedroom with En-suite, three further double bedrooms, family bathroom.**

**Outside: generous off-road parking, single garage, enclosed rear garden, area laid to lawn with patio. CALL TO VIEW TODAY - 01406 424441.**

### Accommodation Comprises:

#### Entrance Hall

PVCu double glazed window to side, two radiators, laminate flooring, telephone point, wall mounted central heating thermostat, stairs to first floor landing, coving to ceiling with smoke detector, open plan to Kitchen/Dining Room, door to:

#### Lounge 5.87m (19'3") x 5.47m (17'11") max

PVCu double glazed window to front, gas fire with surround, decorative marble inset and hearth, two radiators, laminate flooring, TV point, coving to ceiling.

#### Kitchen/Dining Room 5.44m (17'10") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob with pull out extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors to garden, folding door to:

#### Utility Room 2.17m (7'1") x 1.70m (5'7")

Fitted with a matching base and tall boy unit with worktop space, extractor fan, plumbing for automatic washing machine, radiator, ceramic tiled flooring, coving to ceiling, PVCu double glazed entrance door to garden, door to:

#### Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, tiled splashback, radiator, ceramic tiled flooring, coving to ceiling.

#### Main Bedroom 3.97m (13') x 3.15m (10'4") plus 0.02m (0'1") x 0.02m (0'1")

PVCu double glazed window to rear, radiator, TV point, coving to ceiling, door to:

#### En-suite Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted mains shower and glass door, pedestal wash hand basin with tiled surround, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, laminate flooring, recessed ceiling spotlights.

#### Bedroom 2 3.32m (10'11") x 3.25m

PVCu double glazed window to front, radiator, TV point, coving to ceiling.

Bedroom 3 3.28m (10'9") x 2.84m (9'4")

PVCu double glazed window to rear, built-in double wardrobe with hanging rail and shelving, radiator, TV point, coving to ceiling.

Bedroom 4 3.43m (11'3") x 2.75m (9')

PVCu double glazed window to front, radiator, TV point, coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double glazed window to front, radiator, laminate flooring, coving to ceiling with recessed ceiling spotlights.

Landing

Radiator, coving to ceiling, access to insulated loft space, airing cupboard housing hot water cylinder, linen shelving, door to:

Garage 4.96m (16'3") x 2.64m (8'8")

Attached brick built single garage with power and light connected, wall mounted gas boiler serving heating and domestic hot water, electric roller shutter door.

Outside

The front of the property is laid to lawn with flower borders, enclosed by wood panel fencing, gravel driveway with turning area, leading to off road parking and single garage. Side gate to the enclosed rear garden, with wood panel fencing mainly laid to lawn, patio areas, outside tap, lighting and power point.

Directions:

Leave our Church Street office and turn right. At the junction bear right onto Hall Gate and continue over the roundabout onto Wignals Gate where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7HR.

Council Tax

Band £2,174.82 from April 2024 to March 2025, South Holland District council.

EPC - C

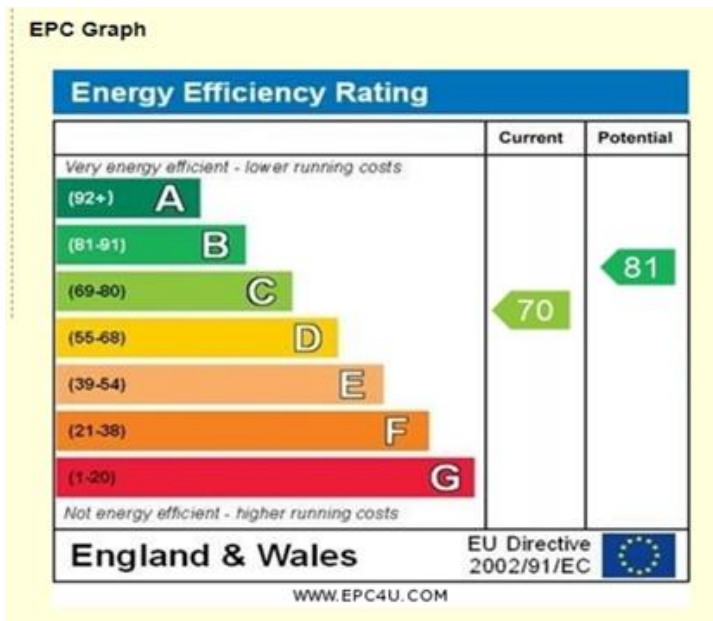
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.











[www.themortgagepeople.com](http://www.themortgagepeople.com)

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

Whole of market mortgage and protection advice with a local experienced adviser.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.

House Purchase  
Remortgage  
Buy-to-Let  
Capital Raising  
Debt Consolidation  
Commercial  
Bad Credit History  
Shared Ownership



Your local, independent  
building surveyors

☎ 01775 422211

✉ [info@southlincssurveyors.com](mailto:info@southlincssurveyors.com)  
🌐 [www.southlincssurveyors.com](http://www.southlincssurveyors.com)

Level 2 RICS  
Homebuyer Surveys

New Build Snagging  
Surveys

Energy Performance  
Certificates (EPC)

RICS Valuations



**DERVENSURE**  
INSURANCE BROKERS LTD

**INSURANCE THAT'S  
ON YOUR DOORSTEP**

To discuss your needs call 01406 423340  
or pop in to our office:

44 High Street, Holbeach  
Spalding PE12 7ED

[www.dervensure.co.uk](http://www.dervensure.co.uk)

We can assist you with:

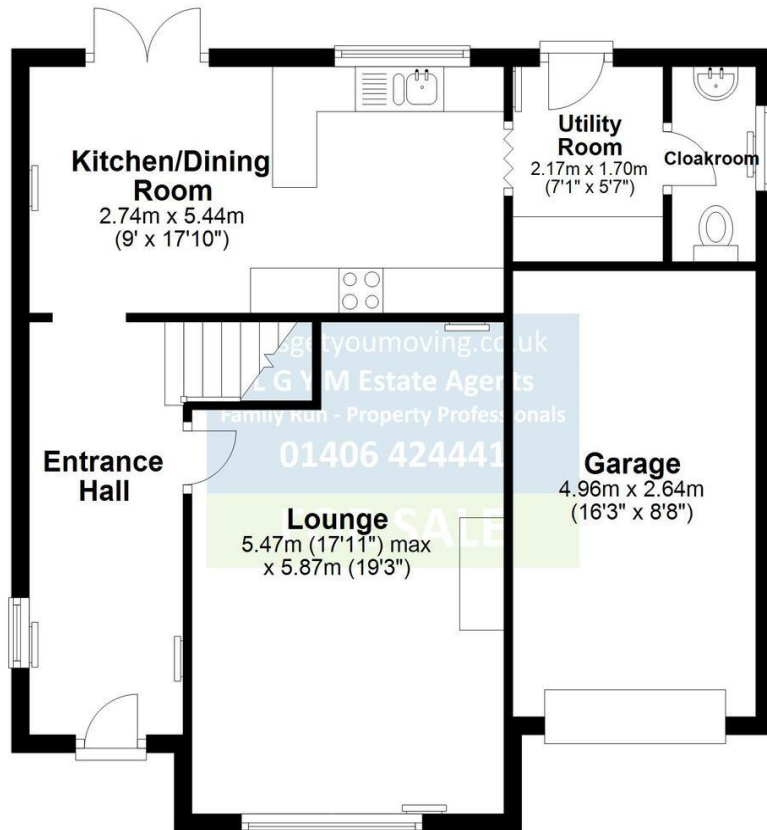
- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.



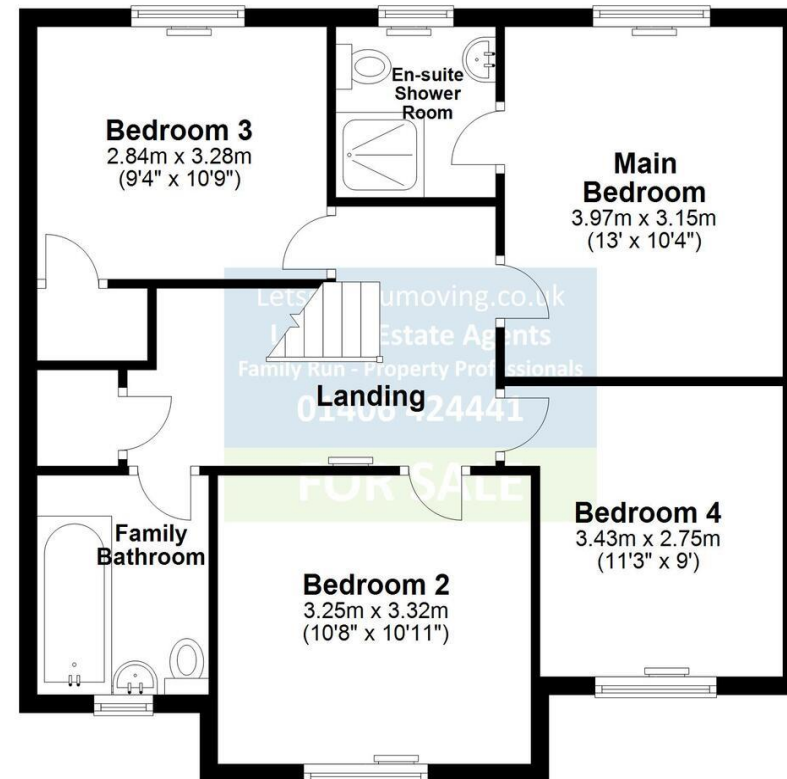
## Ground Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



## First Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 126.6 sq. metres (1363.1 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Letsgetyoumoving Estate Agents**

Let our family  
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.