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124 Wignals Gate, Holbeach PE12 6HY

£359,995 Freehold

- Detached Bungalow
- 3 Bedrooms
- No Chain
- Gas Central Heating
- Viewing Recommended

Nicely presented 3 bedroom detached bungalow situated on the edge of town location. Accommodation comprising UPVC conservatory, kitchen diner, utility room, lounge diner, 3 bedrooms (en-suite to the master) and family bathroom. Integral garage with multiple off-road parking. Front and rear gardens. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Access is gained via UPVC double glazed door into:

CONSERVATORY

Brick and UPVC construction, polycarbonate heat resistant roof, centre fan light, radiator, laminate flooring, fitted window blinds. Obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 1" x 14' 6" (1.86m x 4.44m) Coved and textured ceiling, 2 centre light points, radiator, BT point, 2 smoke alarms, access to loft space, radiator, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door into:

KITCHEN DINER

10' 9" x 15' 8" (3.28m x 4.79m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre fan light, tiled flooring, radiator, fully tiled walls, 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, integrated Hotpoint gas 4 ring hob, pull out extractor hood



over, integrated eye level Bosh double fan assisted electric oven, integrated fridge and freezer, under cabinet lighting, door into:

UTILITY ROOM

5' 10" x 9' 11" (1.78m x 3.04m) tiled flooring, obscured UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, fully tiled walls, fitted worktop, plumbing and space for washing machine, space for tumble dryer and fridge freezer, radiator, central heating controls.

From the Entrance Hallway a door leads into:

LOUNGE DINER

9' 11" x 28' 11" (3.03m x 8.82m) UPVC double glazed bay window to the rear elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, 2 centre light points, 3 double wall lights, 2 radiators, 1 double radiator, TV point.

From the Entrance Hallway open archway leads into:

BEDROOM 3

8' 4" x 10' 1" (2.55m x 3.08m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:

BEDROOM 2

9' 11" x 10' 2" (3.04m x 3.10m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, vinyl plank flooring, fitted bedroom fitments with 2 single wardrobes, built-in shelving to the side of the bed, over bed storage units, 2 glass mirrored wardrobes.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

19' 10" x 12' 7" (6.05m x 3.86m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point with shelving, vinyl plank flooring, fitted bedroom furniture with built-in 2 bedside cabinets, glass shelving and over bed storage units x 3, 2 double wardrobes, built-in dressing table area, 2 drawer units and further storage.

EN-SUITE

5' 8" x 6' 10" (1.75m x 2.09m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and wall mirror over, fully tiled shower cubicle with fitted Mira Vigour shower over.



FAMILY BATHROOM

6' 11" x 8' 8" (2.13m x 2.66m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, radiator, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and corner Spa bath with mixer tap.

EXTERIOR

Fenced boundaries to the front and both sides. The front garden is mainly laid to lawn with shrub and tree borders. Side access gates to both sides leading into the rear gardens. Cold water tap.

Extensive gravelled driveway with turning bay providing multiple off-road parking for vehicles.



ATTACHED GARAGE

9' 4" x 16' 4" (2.87m x 5.0m) Electric roller door, UPVC double glazed window to the side elevation, skimmed ceiling, centre strip light, electric consumer unit board, fitted worktop to the rear with power points, wall mounted Worcester gas boiler (recently fitted), fire access door from the Entrance Hallway.

REAR GARDEN

Mainly laid to lawn with patio area, paved pathways, wooden summerhouse, glasshouse, wooden garden shed, external lighting.



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.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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: S11616 (November 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.

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