



84 Wignals Gate, Holbeach PE12 7HR

£350,000



***** SIX BEDROOM DETACHED HOME ***** This detached three-storey home comprises six spacious bedrooms, including an ensuite shower room to the principle. The property features a stylish kitchen/diner with a central island and double ceramic undermount sinks, a converted garage dining room, and a spacious separate lounge. A four-piece bathroom suite, downstairs cloakroom, and utility room add to the convenience. Parquet-style LVT flooring flows throughout the ground floor, while the rear garden offers a lovely outdoor space. With ample off-road parking, this home must be viewed. Council Tax Band E. EPC Energy Rating Currently Unavailable.

UPVC DOUBLE GLAZED DOOR TO:**ENTRANCE HALL**

Stairs to first floor accommodation. Radiator, coving to ceiling, LVT parquet flooring.

DINING ROOM

16' 10" x 8' 6" (5.13m x 2.59m) (Approx) LVT parquet flooring, radiator. UPVC double glazed window to the front.

LOUNGE

12' 0" x 18' 0" into bay (3.66m x 5.49m) (Approx) Two radiators, coving to ceiling. UPVC double glazed bay window to the front.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with splashback and WC. Radiator, coving to ceiling, boiler, LVT parquet flooring.

UTILITY ROOM

Space and plumbing for washing machine . Radiator, extractor fan, coving to ceiling, LVT parquet flooring, integrated fridge / freezer. UPVC double glazed door to the rear.

KITCHEN / DINER

18' 9" x 14' 0" max 10' 3" min (5.71m x 4.27m max 3.12m min) (Approx) Fitted with a range of eye level and base units with solid oak worktop over. Double undermount ceramic sinks with swan neck stainless steel mixer tap over, and tiled splashback. Range style cooker with induction hob and extractor over. Space for American style fridge / freezer. Kitchen Island with storage. Space and plumbing for dishwasher and tumble dryer. Coving to ceiling, radiator, LVT Parquet flooring. UPVC double glazed window to the rear, UPVC double glazed French doors to the rear.

LANDING

UPVC double glazed window to the front. Stairs to second floor accommodation. Radiator, coving to ceiling.

BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m) (Approx) UPVC double glazed window to the front. Radiator, coving to ceiling, storage cupboard.

EN SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled, inset spotlights, coving to ceiling, radiator. UPVC double glazed window to the side.

BEDROOM FIVE

12' 2" max x 9' 7" (3.71m max x 2.92m) (Approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM FOUR

12' 0" x 9' 4" (3.66m x 2.84m) (Approx) UPVC double glazed window to the front. Radiator, coving to ceiling.

BEDROOM SIX

9' 6" x 8' 7" (2.90m x 2.62m) (Approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BATHROOM

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and WC. Part tiled, inset spotlights, radiator, coving to ceiling. UPVC double glazed window to the rear.

SECOND FLOOR LANDING**BEDROOM TWO**

17' 1" into window x 12' 8" max (5.21m x 3.86m) (Approx) Two UPVC double glazed dormer windows to the front. Three radiators, coving to ceiling.

BEDROOM THREE

15' 2" x 9' 2" (4.62m x 2.79m) (Approx) Two UPVC double glazed sky lights. Radiator, coving to ceiling, loft access.

WC

Fitted with a two piece suite comprising wash hand basin and WC. Tiled splashback, radiator, coving to ceiling.

OUTSIDE

To the front, a gravel driveway provides off road parking, laid to lawn and edged with hedging. Path to front door.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the side. Patio area, mature shrubs and trees, wooden gazebo.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

