



Rosedale

84 WIGNALS GATE, HOLBEACH, PE12 7HR



£350,000

"Six bedroom detached family home in a rural setting"

- SIX BEDROOMS
- PRINCIPLE BEDROOM WITH EN SUITE
- FOUR PIECE BATHROOM SUITE
- MODERN KITCHEN / DINER
- CONVERTED GARAGE DINING ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- AMPLE OFF ROAD PARKING
- CONVERTED GARAGE
- EN-SUITE
- EPC ENERGY RATING C / COUNCIL TAX BAND E



PROPERTY HIGHLIGHTS

This detached three-storey home comprises six spacious bedrooms, including an en-suite 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.



🛏 6 Bedrooms 🚿 2 Bathroom 🪑 3 Reception



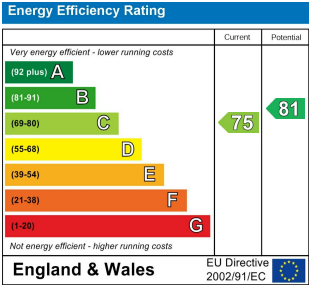


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: E

For the MATERIAL INFORMATION REPORT on this property select the link - 28840801

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

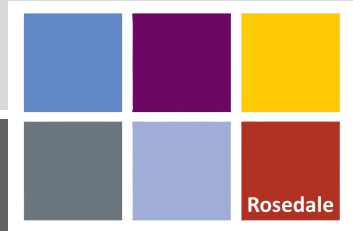
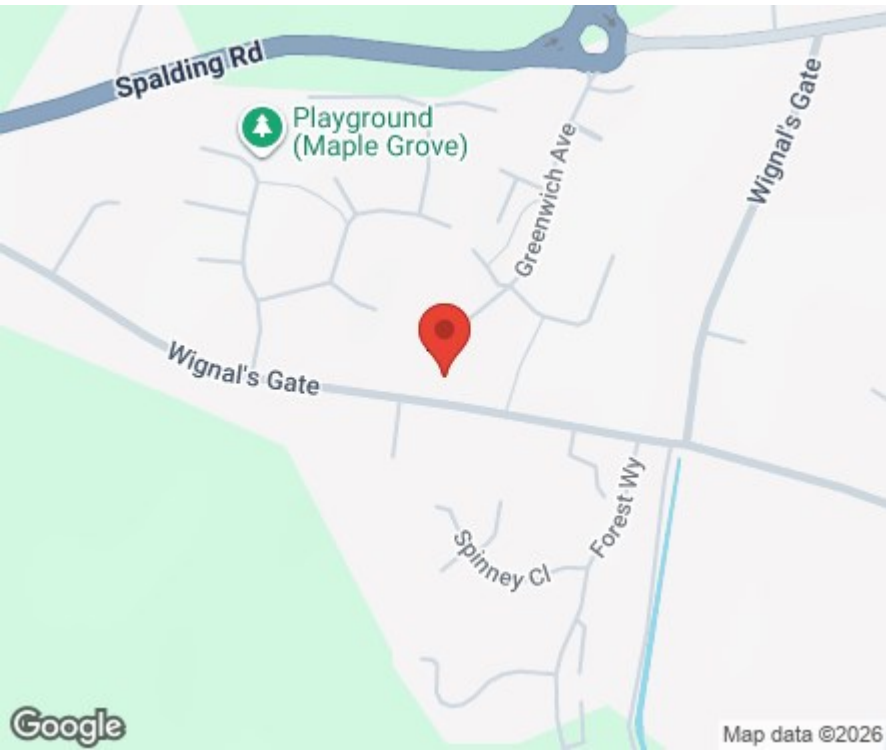
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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