

295 WHITING STREET
INGERSOLL, ONTARIO



DESCRIPTION

If you've been looking for a no compromise home with a single-floor design, this awesome Ingersoll home offers a great floorplan with lots of natural light. There are large formal living and dining rooms, both with oversized windows and gleaming hardwood floors. Whether it's your turn to host a holiday gathering or you're entertaining for the evening, there's lots of room for whatever your social calendar has in store. Speaking of entertaining, a newly remodeled kitchen provides an elegant and modern space to satisfy your inner chef. There is lots of workspace on quartz counters and generous storage, including pantry style cupboards. An integrated gas range complements dual in-wall ovens, all framed by an elegant tile backsplash. A cozy family room provides a place to relax and connect, and there's also walkout access to a great patio in the backyard: think awesome summer barbecues complete with firepit and outdoor kitchen. When it's time to come back inside, there is a beautifully

finished lower level with a rec room, bedroom, and 3 pc bath that could make a great guest suite or teen retreat. Back on the main there are two more nicely-sized bedrooms including a primary with 3 pc ensuite, and a well-appointed 4 pc main bath to compliment the powder room. The main floor also has a separate entrance and workspace that could be perfect for a home-based business. Other bonuses? The oversized two-car garage has a drive-through rear door for equipment, and there is a detached workshop with heat and hydro. Located adjacent to the Ingersoll Golf Club, this is one of the best neighbourhoods in town with easy access to CAMI and the 401 and short commutes to London and Woodstock. Whether you're retired and looking for a one-floor design or a family looking for a flexible floorplan with fully finished lower level, the location and updates make this an outstanding opportunity. Come enjoy summer on the patio!



Detached Home



3,671 sq ft



2+1 bedrooms



3+1 bathrooms



Ingersoll



\$999,000



Date Built: 1969 (est)



9 Parking Spots



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ADDITIONAL INFORMATION

MLS #:40389772

Style: Bungalow/House/Detached

Cooling: Central Air

Heating: Forced Air, Gas

Fireplace: Fireplace insert, Natural Gas

Property Taxes: 6,717.96 (2022)



CONTACT US

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REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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AWARD 2019
INDIVIDUAL - NATIONAL

ROYAL LEPAGE
TOP TEN
AWARD 2020
INDIVIDUAL - ONTARIO

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SHELTER
FOUNDATION
TOP 10%
DONOR

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CHAIRMAN'S
CLUB
NATIONAL
2019 - 2021

ROYAL LEPAGE
Excellence
2021

ROYAL LEPAGE
RED
DIAMOND
AWARD 2021