

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



54 Wargate Way, Gosberton, Spalding, Lincolnshire PE11 4HE

**GUIDE PRICE - £340,000 Freehold**

- Superbly Presented
- 3 Double Bedrooms
- Field Views to Front
- Garage/Workshop
- No Onward Chain

Superbly presented 3 bedroom detached bungalow situated in a semi-rural location with open views to the front with accommodation comprising of Entrance Hallway, Lounge, Edwardian Conservatory, Kitchen/Breakfast Room, Utility Room, Family Shower Room, 3 Double Bedrooms, Extensive Gardens to front and rear, Wooden build Garage/Workshop. No onward Chain. Must View to Appreciate Size and Accommodation on offer.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Open arch porch with tiled floor leading to an obscured UPVC double glazed door to the front elevation leading into:

**ENTRANCE HALLWAY**

6' 5" x 22' 2" (1.96m x 6.78m) With skimmed and coved ceiling, 2 x centre light points, loft access, double radiator, telephone point, storage cupboard off housing hot water cylinder. Off entrance hallway leading into:

**LOUNGE**

11' 11" x 15' 0" (3.64m x 4.58m) With UPVC double glazed window to the front elevation and UPVC double glazed French doors to the side elevation leading into conservatory. 2 x radiators, TV point, skimmed and coved ceiling with centre light point. Via double French doors into:

**CONSERVATORY**

12' 6" x 12' 9" (3.83m x 3.91m) Of dwarf brick wall construction, UPVC double glazed windows to the front, rear and side elevations with



T-light openings to the front and side elevations, UPVC French doors to rear elevation, TV point, power sockets, centre light point, double radiator, insulated heat resistant vaulted roof.

**KITCHEN**

11' 11" x 11' 10" (3.65m x 3.62m) With UPVC double glazed window to side elevation, skimmed and coved ceiling with inset downlighters, double radiator, recently fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs, integrated induction hob, integrated slide and hide Neff stainless steel electric fan assisted oven, stainless steel canopy extractor hood over, TV point, glazed door off into:

**REAR PORCH**

5' 1" x 9' 3" (1.57m x 2.82m) With obscured UPVC double glazed door to side elevation, UPVC double glazed to the rear elevation, skimmed and coved ceiling with centre light point, storage cupboard off/utility which houses electric meters, worktop, plumbing and space for automatic washing machine, space for tumble dryer, central heating controls.

**SHOWER ROOM**

6' 5" x 7' 2" (1.96m x 2.2m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset downlighters, part tiled walls with heated towel rail, fitted with 3 piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, separate shower cubicle with glass sliding doors, fitted thermostatic shower over, extractor fan, shaver point.

**MASTER BEDROOM**

12' 0" x 12' 0" (3.66m x 3.68m) With UPVC double glazed window to front elevation, skimmed ceiling with centre light point, radiator, fitted bedroom fitment with overbed storage units and built in dressing table.

**BEDROOM 2**

8' 11" x 11' 11" (2.74m x 3.65m) With UPVC double glazed window to side elevation, skimmed ceiling with 2 x centre light points, single radiator.

**BEDROOM 3**

9' 11" x 10' 5" (3.03m x 3.2m) With UPVC double glazed window to rear elevation, skimmed ceiling with centre light point, fitted radiator, built in bedside chest (freestanding - to be included in sale), freestanding wardrobe (also included in sale).

**GARAGE/WORKSHOP**

14' 5" x 17' 8" (4.4m x 5.4m) Separate electric consumer unit, power, lighting and further strip lighting and sockets, wooden double doors to side elevation, wooden door to rear elevation.

To the front of the property there is an extensive lawned area with a wide range of mature shrub and tree borders, fenced boundary, paved pathways leading into rear garden, oil tank located at side of property, the rear garden is predominantly laid to lawn with paved pathways and hedge boundary to side elevation. Gravelled driveway, further concrete hard standing, paved patio area with outdoor floor standing oil boiler, outdoor lights, tap.

**DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road, continue for 4 miles to the Surfleet roundabout, take the first exit on to the Link Road and then at the next roundabout take the second exit and proceed to Gosberton. Turn left into the High Street, take the first left hand turning into Salem Street and then left into Wargate Way, follow Wargate Way and the property is located on the left hand side, just before the turning for Bramleberry Close.



**GROUND FLOOR**  
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings, windows 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 for any prospective purchase. The services, systems and appliances shown are not intended to be used as a guarantee, which is not provided in reliance on this plan. Made with MapInfo 2022

**TENURE**

Freehold

**SERVICES**

Oil central heating, mains drainage, electric and water.

**COUNCIL TAX BAND**

Band C.

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**Ref: 15357**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**ADDRESS**

R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

T: 01775 766766  
 E: spalding@longstaff.com  
 www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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