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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



16 Welby Drive, Gosberton PE11 4HU

GUIDE PRICE - £185,000 Freehold

- 3 Bedrooms
- Popular Village with Good Amenities
- Work From Home Office
- Off-Road Parking
- No Chain

Semi-detached 3 bedroom house in popular well served village with enclosed rear gardens, driveway and work from home office/studio (former garage). Gas central heating, UPVC windows. Lounge diner, kitchen and large bathroom to the ground floor; 3 bedrooms to the first floor. Requires some updating - no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC front entrance door with obscure glazed panel to:

RECEPTION HALL

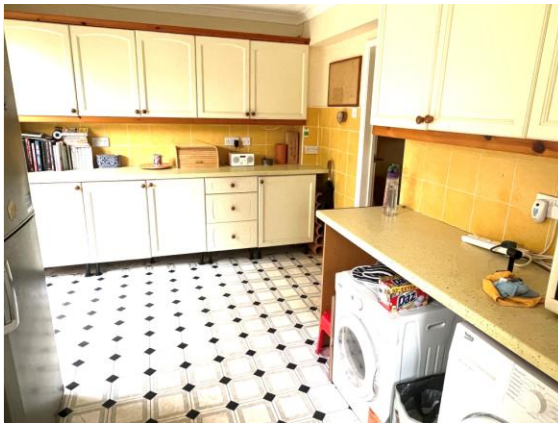
Radiator, ceiling light, coat hooks, staircase off with understairs store cupboard, door to:

LARGE BATHROOM

13' 4" x 5' 8" (4.08m x 1.74m) Four piece suite comprising panelled bath with mixer tap, shower attachment and screen, independent tiled shower cabinet with Triton shower, wash hand basin with store cupboards beneath, low level WC, fully tiled walls, radiator, 2 UPVC obscure glazed side windows, 2 ceiling lights.

LOUNGE DINER

21' 9" x 10' 1" (6.65m x 3.08m) maximum Parkray solid fuel fire with stone effect surround and raised hearth, alcove with fitted bookshelves, radiator with fretwork cover, second radiator, coved and textured ceiling, 2 ceiling lights, UPVC window to the front elevation, store cupboard with fitted shelf, multi pane glazed door opening into:



FITTED KITCHEN

16' 4" x 8' 10" (4.99m x 2.70m) Range of fitted units comprising base cupboards and drawers, roll edged worktops, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine, further appliance space, single drainer one and a quarter bowl resin sink unit with mixer tap, tiled splashback, UPVC window to the rear elevation, UPVC French doors to the rear, glazed UPVC side entrance door, 2 fluorescent strip lights, cupboard with shelving and water softener.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

UPVC side window, coved cornice, ceiling light, fold down loft hatch with aluminium ladder, access to loft space with electric light and modern gas fired central heating boiler, doors arranged off to:

BEDROOM 1

13' 0" x 11' 2" (3.98m x 3.42m) maximum UPVC window to the front elevation, radiator, coved cornice, ceiling light, range of book shelves, recessed single wardrobe with hanging rail and shelf.

BEDROOM 2

10' 5" x 8' 5" (3.19m x 2.58m) Coved cornice, ceiling light, radiator, UPVC window to the rear elevation, recessed Airing Cupboard with fitted hot water cylinder, immersion heater and shelving.

BEDROOM 3

7' 5" x 7' 4" (2.27m x 2.26m) UPVC window to the rear elevation, radiator, coved cornice, ceiling light.

EXTERIOR

At the front of the property there is a gravelled open plan garden with inset shrubs, rose bushes etc. Gravelled driveway leading on to a concrete driveway area with total parking for up to 3 cars. There is an externally accessed electricity meter and cold water tap on the side of the house along with external lighting.

FORMER GARAGE (WORK FROM HOME OFFICE/STUDY)

15' 4" x 7' 8" (4.68m x 2.34m) Strip lights, power sockets, extensive shelving, inner UPVC door that opens into Lean-to Store Shed with further access from the rear garden.

ENCLOSED REAR GARDEN

Gated access from the driveway, mainly gravelled with paved patio and tall Leylandii conifer hedging to the side and rear boundaries affording a good level of privacy. Modern retractable sun canopy fitted externally over the French doors in the Kitchen.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street, continue through the centre of the village past the crossroads and Welby Drive is a turning to the right where upon the property is situated on the right hand side.

AMENITIES

The well served village centre is within easy walking distance and has a range of shops, hairdressers, modern doctors surgery, primary school, Church etc. The towns of Spalding (6 miles) and Boston (10 miles) offer a wide range of facilities. Peterborough is 24 miles distant and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

SERVICES

Mains water, electricity and drainage. Gas central heating. There are also 10 solar panels on the rear roof with the controllers situated in the loft.



GROUND FLOOR
494 sq ft. (45.9 sq.m.) approx.



1ST FLOOR
346 sq ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/23

TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band B

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: S11154

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		