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104 Siltside, Gosberton Risegate PE11 4ET

**Guide Price £309,950 Freehold**

- Totally Refurbished
- Semi-Rural Location
- 3 Bedrooms
- Oil Central Heating
- Recently Fitted Log Burner

Superbly presented detached cottage situated in a pretty location. The cottage has been totally refurbished with attractive features. Accommodation comprising sitting room/dining room, fitted kitchen, large utility room, garden room and bathroom to the ground floor; master bedroom with en-suite shower room, 2 further bedrooms to the first floor. Multiple off-road parking, enclosed gardens. Oil central heating, UPVC double glazed sash windows.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Open porch with obscure leaded UPVC double glazed door leading into:

#### **ENTRANCE PORCH**

3' 11" x 3' 8" (1.20m x 1.13m) Skimmed and covered ceiling, smoke alarm, coat rail, storage cupboard housing electric consumer unit, door into:

#### **SITTING/DINING ROOM**

#### **DINING AREA**

11' 10" x 12' 1" (3.62m x 3.69m) maximum. UPVC double glazed sash window to the front elevation, coved and textured ceiling with ornamental beam, 3 wall lights, double radiator, opening into:



### **SITTING ROOM AREA**

12' 0" x 11' 4" (3.67m x 3.47m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling with ornamental beams, 3 wall lights, double radiator, TV point, inset fireplace with wooden mantle and tiled hearth with fitted Clearview multi fuel burner.

From the Dining Area an opening into:



### **MODERN FITTED KITCHEN**

7' 6" x 12' 1" (2.31m x 3.69m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, ornamental beams, centre light point, porcelain tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, one and a quarter bowl stainless steel sink with mixer tap, space for Range cooker, fitted full length wall Graphite radiator, opening into:

### **UTILITY ROOM**

11' 3" x 6' 1" (3.45m x 1.86m) Obscure UPVC double glazed door to the rear elevation, obscure UPVC double door to the front elevation, leaded UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, porcelain tiled floor, double radiator, fitted range of base and drawer units, plumbing and space for washing machine and dishwasher, space for fridge freezer. Obscure UPVC double glazed door into:



### **SUN ROOM**

9' 9" x 10' 6" (2.98m x 3.21m) maximum A pentagonal shaped structure with pitched polycarbonate roof, dwarf walls on 2 sides and the house wall and shaped chimney breast to the other side, pair of UPVC glazed French doors opening on to the side garden area, oak effect laminate flooring.

From the Sitting Room access to a small Lobby with staircase off and door to:



### **GROUND FLOOR BATHROOM**

8' 2" x 7' 6" (2.51m x 2.30m) maximum. Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, part tiled walls, tiled floor, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, 'P' shaped bath with mixer tap and further shower attachment tap.

Carpeted staircase leads via a small Half Landing with window to the rear elevation.







## FIRST FLOOR LANDING

Wall light, smoke alarm, doors arranged off to:

## MASTER BEDROOM

11' 6" x 11' 9" (3.52m x 3.60m) maximum Fitted carpet, UPVC double glazed sash window to the front elevation, radiator, skimmed ceiling, ceiling light point, shaped arch and 2 steps down to:

## EN-SUITE SHOWER ROOM (RECENTLY REFITTED)

8' 0" x 5' 9" (2.44m x 1.76m) Obscure UPVC double glazed window to the rear elevation, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, fitted multi jet shower with further shower attachment tap.



## BEDROOM 2

11' 10" x 11' 9" (3.63m x 3.60m) Fitted carpet, radiator, skimmed ceiling, centre spot light fitment, UPVC sash style window to the front elevation, access to loft space.

## BEDROOM 3

11' 11" x 8' 0" (3.65m x 2.46m) Wall light, UPVC window to the side elevation, radiator, fitted carpet.



## EXTERIOR

The property is pleasantly situated on Siltside, a relatively quiet country lane running parallel with the Gosberton Risegate/Clough road. There is a picket fence to the front with small lawned garden and stocked border. Pedestrian access gate to the side, picket fencing, further off-road parking to the front driveway, gravelled area with fenced boundaries. Wrought iron gated access into the rear garden which is low maintenance laid to gravel with raised shrub borders. Log storage area, external lighting, cold water tap. Via brick pillared and wrought iron gated access into the side garden where there is a gravelled seating area, lighting, wooden built-in chick coop 8' x 4' with run. The rear garden has a wide range of shrub borders, wooden garden shed, newly fitted oil tank, tree house, raised wooden brick over large pond 12' x 12' (includes pump and filters), further gravelled seat area. Open views to the front.







### **WOODEN BUILT SUMMERHOUSE/WORKSHOP**

10' 3" x 11' 8" (3.13m x 3.56m) Wooden construction, wooden door to the front elevation, UPVC double glazed window to the side elevation, strip light, power points, separate electric consumer unit.

There is a raised decking verandah area off the Summerhouse which is covered.

### **SERVICES**

Mains water and electricity. Oil central heating with new oil tank, new boiler and radiators, new log burner, private drainage with newly fitted treatment plant (Marsh Ensign).

### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road continuing through Pinchbeck and Surfleet and on to Gosberton. After leaving the main road turn immediately left into Belchmire Lane at the side of the primary school, then continue without deviation to Gosberton Risegate, after crossing the level crossing take the first right hand turning and then turn left on to Siltside continue over the crossroads and the property is situated on the right hand side.

### **AMENITIES**

Gosberton Risegate/Clough has a primary school, 2 public houses. The nearby well served village of Gosberton has primary school, range of shops, doctors surgery, hairdressers, public house etc. The market town of Spalding is 8 miles from the property and offers a full range of amenities along with bus and railway stations. The cathedral city of Peterborough is 28 miles from the property and offers a fast train link with London's Kings Cross minimum journey time 48 minutes.















GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX** 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 that they are present or in working order. Buyers must check these.

**Ref: S11171**

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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