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



58 Belchmire Lane, Gosberton PE11 4HG

**GUIDE PRICE - £225,000 Freehold**

- Detached Bungalow
- 2 Bedrooms, 2 Reception Rooms
- Refitted Shower Room
- Field Views
- No Chain

Surprisingly spacious detached bungalow with **OPEN VIEWS** to the front and rear convenient for all village amenities. Gravelled driveway, low maintenance hard landscaped front and rear gardens. South east facing rear. Gas central heating, UPVC windows, 2 bedrooms, 2 reception rooms, large modern shower room, separate cloakroom, work from home office/store room.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



**ACCOMMODATION**

Part glazed UPVC front entrance door to:

**ENTRANCE HALL**

17' 3" x 4' 2" (5.28m x 1.28m) 3 multi pane UPVC windows to the side elevation, panelled ceiling with recessed ceiling lights, ceramic floor tiles, part glazed UPVC door leading to:

**WORKING FROM HOME OFFICE/STORE**

8' 11" x 16' 10" (2.73m x 5.15m) Power and lighting, part glazed UPVC front entrance door, front window, concrete floor. This was the former Garage and has bare brick/breeze block to the interior but would easily become an office or potentially an extra reception room if required or could easily be restored back to the Garage.

Also from the Entrance Hall a part glazed UPVC door opens into:

**MAIN HALLWAY**

17' 11" x 3' 4" (5.47m x 1.04m) Parquet effect flooring, coved and textured ceiling, ceiling light, doorbell chime, radiator, direct access to:

**FURTHER HALLWAY**

9' 4" x 3' 3" (2.85m x 1.01m) Side window, coved and textured ceiling, ceiling light, store cupboard, large floor to ceiling cupboard, central heating timer control unit,



door to:

#### CLOAKROOM

Two piece suite comprising low level WC and space saver hand basin with mixer tap and store cupboard beneath, recessed ceiling lights, extractor fan.

From the main Hallway a door off to:

#### LARGE SHOWER ROOM

9' 4" x 9' 1" (2.85m x 2.77m) Non slip flooring, recently refitted with 1600mm large walk-in shower cabinet with folding seat, hand grip and glazed surround, low level WC with concealed cistern, wash hand basin with mixer tap, range of integrated storage cupboards, fully tiled walls, recessed ceiling lights, obscure glazed multi pane window, radiator, heated towel rail.



#### DINING ROOM

12' 6" x 9' 7" (3.83m x 2.94m) Parquet effect flooring, multi pane UPVC window to the rear overlooking the garden and open farm land, coved and textured ceiling, ceiling light, 2 wall lights, radiator, shaped arch to:

#### KITCHEN

8' 10" x 9' 0" (2.71m x 2.75m) Ceramic floor tiles, fitted base cupboards and drawers, roll edged worktops, Leisure Cookmaster 101 Range style cooker with 5 burner gas hob and hot plate, multi speed cooker hood, intermediate wall tiling, matching eye level wall cupboards, coved and textured ceiling, ceiling light, multi pane window to the side elevation. Multi pane door to:

#### UTILITY ROOM

8' 11" x 4' 11" (2.73m x 1.50m) Ceramic floor tiles, Belfast sink with modern flexible mono block mixer tap, roll edged worktop with plumbing and space beneath for washing machine and dishwasher, base cupboard, spice drawers, fully tiled walls, eye level wall cupboard, Dimplex electric heater, window to the rear elevation, half glazed external entrance door.

From the main Hallway direct access into:

#### INNER HALLWAY

13' 5" x 3' 8" (4.09m x 1.12m) Parquet effect flooring, coved and textured ceiling, ceiling light, smoke alarm, access to loft space, doors arranged off to:



#### SITTING ROOM

12' 0" x 12' 6" (3.67m x 3.83m) plus recess 5' x 4' 1" (1.54m x 1.27m), coal effect gas fire with raised tiled hearth, decorative surround and tiled inset, laminate flooring, dado rail, radiator, recessed ceiling lights, modern UPVC French doors to the rear elevation with full height side panels.

#### BEDROOM 1

14' 2" x 9' 0" (4.34m x 2.75m) Multi pane UPVC bowed window to the front elevation, laminate flooring, coved and textured ceiling ceiling light, radiator, TV point, 2 fitted double wardrobes, over bed storage cabinets with bedside cabinets and shelving.

#### BEDROOM 2

13' 10" x 9' 0" (4.23m x 2.75m) Multi pane UPVC bowed window to the front elevation, coved and textured ceiling ceiling light, radiator.



#### EXTERIOR

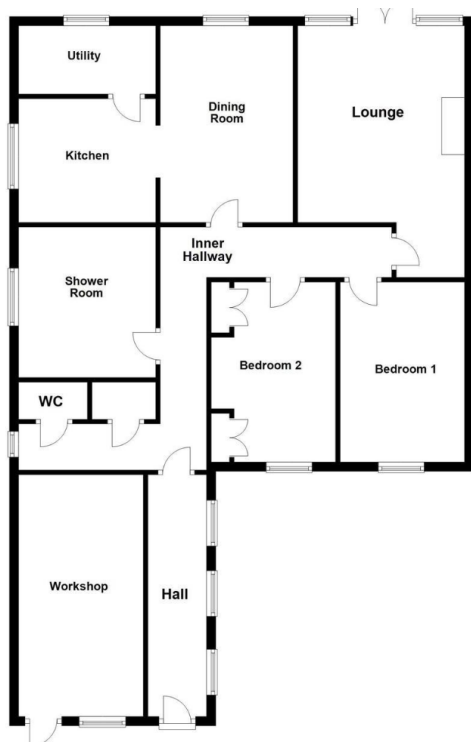
The property has an open plan frontage with gravelled driveway with parking for 3 cars, stocked borders, hard landscaped gravelled area with further stocked borders, bushes, trellised arch, paved area etc. To the left hand side concrete pathway leads past the externally mounted gas and electricity meters and through an hand gate continuing along the side of the property in turn to enclosed south east facing rear garden with views of open farmland predominantly laid to paving providing an extensive patio area, brick trim raised gravelled border with inset plants and shrubs. Outside tap, lights, garden shed.

#### DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road and then immediately left a gain into Belchmire Lane in front of the primary school. Proceed along this road for a round 400 miles and the property is situated on the left hand side opposite open farmland.

The village centre is within easy walking distance and has a range of facilities including modern doctors surgery/dispensary, small Co-Op supermarket, butchers shop, primary school, Church, village hall etc. The Georgian market town of Spalding is 6.5 miles to the south offering a wide range of facilities along with bus and railway stations and the cathedral city of Peterborough a further 18 miles to the south.





**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band TBA

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 15901

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		