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



59 High Street, Gosberton PE11 4NJ

**Guide Price £485,000 Freehold**

- Popular Well Served Village
- 4 Reception Rooms and Garden Room
- Potential Annexe
- Ample Parking, Workshops
- Viewing Recommended

Stunning individual detached house in convenient central village location with extensive off-road parking, delightful private enclosed rear garden, extensive accommodation including 4 reception rooms and garden room. Extremely well appointed throughout. Workshops. Roof Terrace/Balcony.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Recessed storm porch with integral electric light and tiled step, part obscure glazed UPVC front entrance door to:

#### **RECEPTION HALL**

15' 5" x 7' 1" (4.72m x 2.17m) 2 Radiators with fretwork covers, recessed ceiling lights, smoke alarm, staircase off, attractive Herringbone woodblock flooring, obscure glazed panelled door to:

#### **LOUNGE**

17' 10" x 13' 5" (5.46m x 4.10m) Dual aspect with 2 windows to the front elevation and one to the side elevation, a attractive Victorian style fireplace with decorative surround and shelved displayal cove, decorative coved cornice, ceiling rose.

#### **SITTING ROOM**

17' 5" x 14' 4" (5.31m x 4.38m) Log burner on raised hearth, decorative moulded coved cornice, ceiling rose with pendant light fitting, radiator with fretwork cover, dual aspect with window to the side elevation and 3 section panoramic glazed doors to the rear overlooking the garden.



#### **CLOAKROOM**

Two piece suite comprising low level WC with push button flush, hand basin set within vanity unit with store cupboard beneath, hot and cold taps, mirror with 2 courtesy lights, majority tiled walls.

#### **SNUG/FAMILY ROOM**

12' 4" x 12' 4" (3.78m x 3.77m) Dual aspect with windows to the front and side elevations, 2 radiators each with fretwork covers, coved cornice, decorative ceiling rose with pendant light fitment, dado rail, laminate flooring, arch to:

#### **FITTED KITCHEN**

12' 4" x 10' 10" (3.76m x 3.31m) Window to the side elevation, tiled floor, extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl resin sink unit with mixer tap, integrated dishwasher, intermediate wall tiling, matching eye level wall cupboards, glazed display cabinets, space for Range style cooker with integrated cooker hood, coved cornice, 3 way ceiling spotlight, glazed panelled door to:



#### **REAR HALLWAY**

7' 4" x 4' 9" (2.26m x 1.47m) Half glazed UPVC external entrance door, coved cornice, ceiling light, obscure glazed double doors opening into:

#### **GARDEN ROOM**

12' 7" x 7' 10" (3.84m x 2.39m) Coved cornice, recessed ceiling lights, dado rail, electric storage heater, UPVC French doors with similar side windows to the rear elevation.

From the Rear Hallway a further arch leads to:



#### **UTILITY ROOM**

10' 10" x 7' 10" (3.32m x 2.39m) overall Tiled floor, roll edged worktop, single drainer stainless steel sink unit with hot and cold taps, tiled splashback, dado rail, base cupboard, eye level wall cupboards, plumbing and space for washing machine, space for tumble dryer, coved cornice, ceiling light, UPVC side window, also included within the measurement is:-

#### **SEPARATE WC**

Low level suite, concealed cistern, tiled floor, ceiling light.

#### **DINING ROOM**

19' 10" x 10' 6" (6.07m x 3.21m) Leaded light UPVC window to the front elevation, coved cornice, recessed ceiling lights, dado rail, wall lights, electric storage heater, part coloured leaded light glazed UPVC external entrance door.

From the Reception Hall the carpeted return staircase leads to:



#### **PART GALLERIED LANDING**

Access to loft space, decorative coved cornice, recessed ceiling lights, ceiling rose, radiator with fretwork cover, built-in cupboard with storage drawers, decorative arched window to the rear elevation, obscure glazed UPVC door opening on to:

#### **BALCONY/TERRACE**

15' 6" x 17' 10" (4.73m x 5.46m) Extensive timber decking area 1.1m high railings to the side and rear. This delightful outside seating area overlooks the rear garden and some of the surrounding established trees.

Also from the First Floor Landing doors are arranged off to:

#### **BEDROOM 1**

12' 4" x 13' 7" (3.78m x 4.16m) maximum narrowing to 10' 4" (3.15m), decorative coved cornice, ceiling rose with pendant light fitment, window to the front elevation, radiator, door to:





#### **MODERN EN-SUITE SHOWER ROOM**

5' 4" x 6' 0" (1.65m x 1.83m) Fully tiled walls, shower cabinet with fitted Mira Sport shower, pedestal wash hand basin, low level WC, fully tiled walls, recessed ceiling lights, coved cornice, radiator.

#### **BEDROOM 2**

13' 10" x 12' 3" (4.23m x 3.74m) Dual aspect with window to the front elevation, window to the rear overlooking the balcony/terrace, decorative coved cornice, decorative ceiling rose with pendant light fitment, radiator.

#### **BEDROOM 3**

12' 10" x 10' 11" (3.92m x 3.34m) Window to the front elevation, radiator, coved cornice, ceiling light, dado rail.

#### **BATHROOM**

12' 4" maximum x 6' 7" (3.77m maximum x 2.02m) Panelled corner jacuzzi style bath with hot and cold taps, hand basin with hot and cold taps and vanities storage unit beneath, low level WC, 1200mm walk-in shower cabinet with multi jet shower, fully tiled walls, laminate flooring, radiator, heated towel rail, recessed ceiling lights, obscure glazed UPVC window, built-in linen cupboard with shelving.

#### **EXTERIOR**

Although centrally located within the popular village of Gosberton, the property is discreetly set back from the High Street with five bar farm style gate access.

To the front there is a lawned garden with stocked border and an extensive gravelled driveway/turning bay and multiple parking area for numerous vehicles.

The owners have a vehicular Right of Way along the roadway just to the east of the next door property down as far as a secure double gated access beyond which is a gravelled parking area and double car port.

#### **CAR PORT**

19' 8" x 20' 2" (6.00m x 6.15m) Timber posts with a Perspex roof and dual gravelled covered parking spaces. Beyond this two sets of doors open into:

#### **WORKSHOP/STORE**

18' 6" x 14' 9" (5.65m x 4.50m) This was a former double garage and could be returned to such a use if required. The property is of brick construction with a concrete floor, power and lighting, internal shelving etc and has an internal door accessing:-

#### **WORKSHOP/OFFICE**

20' 0" x 7' 9" (6.10m x 2.37m) Personnel door back into Utility Room, power and lighting, panelled ceiling, 2 windows overlooking the rear garden.

#### **GENERAL NOTE**

In the Agents opinion the area including the former double garage, workshop/office, utility room, toilet and dining room could combine to form a very useful self contained annexe if required or equally could be a work from home office space.

#### **SECLUDED SEATING AREA**

Situated to the east of the property accessed from various points including from the front past the decorative garden area and also from the rear hallway and the dining room. This area comprises a raised paved patio with





lower gravelled area, sunken planter, close boarded timber fencing to all sides, outside water tap, external electric light.

#### **ESTABLISHED PRIVATE REAR GARDENS**

Comprising a neat shaped lawn with brick trimmed pathways, extensive full width patio and seating area, pergola and storage area, stocked borders etc. There is fencing to the side and rear boundaries with various climbing Clematis, Roses, bushes, plants etc.

To the rear is:

#### **TIMBER STORE SHED**

16' 0" x 7' 8" (4.90m x 2.35m) Access doors at either end along with:-

#### **FURTHER STORE SHED**

11' 11" x 7' 10" (3.65m x 2.41m)

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. At the junction veer left up the High Street into the village and the property is situated on the right hand side after the passing the War Memorial and before the Co-Op mini supermarket.

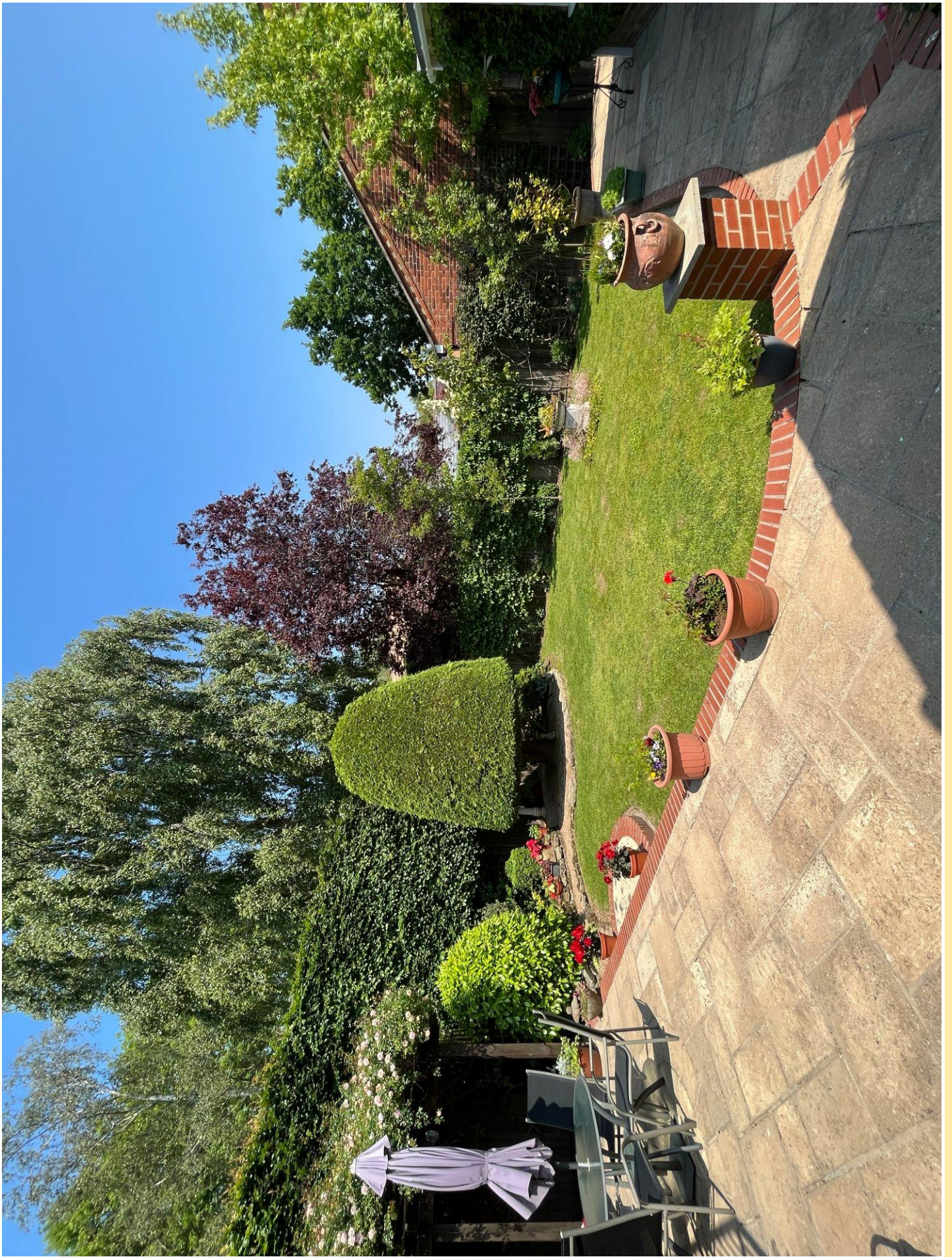
#### **AMENITIES**

Gosberton is a thriving and well served village with modern doctors surgery/dispensary, primary school, hairdressers, butchers shop, Co-Op mini supermarket, garage etc. The Georgian market town of Spalding is 6.5 miles to the south offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 25 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

#### **SERVICES**

All mains services, gas central heating. Security cameras, security alarm, external sensor lights.







1ST FLOOR  
724 sq. ft. (67.3 sq.m.) approx.



**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: S11246**

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		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

