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## 'White Gables', 57 High Street, Gosberton PE11 4NJ

**Guide Price £330,000 Freehold**

- Secluded Location
- Versatile Accommodation with Potential for Expansion into the Loft Space if Required.
- 3 Bedrooms
- Bathroom and Shower Room
- No Onward Chain

Situated in a secluded location yet close to all village amenities, 'White Gables' is a highly individual detached bungalow with delightful extensive established gardens, ample parking with gated driveway, garage and car port. Site Area 0.291 Acre. The property is double glazed and centrally heated and provides deceptively spacious versatile accommodation which could be updated and improved by incoming buyers.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## **ACCOMMODATION**

Traditional front entrance door leading into:

### **ENTRANCE HALL**

12' 8" x 5' 1" (3.88m x 1.55m) Parquet floor, ceiling light, radiator, door to:

### **BEDROOM 2**

10' 3" x 10' 0" (3.14m x 3.05m) UPVC side window, radiator, ceiling light, 3 door wardrobe.

## **EXTENSIVE LOUNGE DINER**

### **LOUNGE AREA**

22' 6" x 13' 1" (6.88m x 4.01m) Log burner set within chimney breast with raised tiled hearth and timber mantle, side display plinth with shelving, 2 radiators, TV point, ceiling light, 2 wall lights, 2 windows to the front elevation, Georgian style UPVC glazed French doors with similar side panels to the rear opening on to the patio.



### DINING AREA

9' 0" x 9' 6" (2.75m x 2.92m) Parquet floor, window to the side elevation, coved cornice, ceiling light, radiator.

### FAMILY ROOM

13' 11" x 13' 2" (4.26m x 4.02m) UPVC window to the front elevation, UPVC sliding patio doors to the rear, coved cornice, ceiling light, worktops, 3 wall lights, radiator, fitted base cupboards and drawers with laminate worktops.

In the Agents opinion this could be a work from home office space/studio/family/games room as required.

From the front Entrance Hall an obscure glazed panelled door leads into:

### INNER HALLWAY

14' 7" x 5' 1" (4.45m x 1.57m) Fitted store cupboard with shelving, radiator, **glazed loft hatch with fold down ladder accessing loft space 10.5m x 3.5 overall with potential for conversion** subject to Building Regulations and Planning. The glazed loft hatch affording a certain amount of borrowed light. Smoke alarm, door bell chime, doors arranged off to:

### BEDROOM 1

12' 6" x 12' 5" (3.82m x 3.79m) 2 single wardrobes with over head store cupboards, double wardrobe with mirror fronted doors, single wardrobe with shelving and storage drawers, TV point, radiator, UPVC window, UPVC glazed door to the side elevation.

### BEDROOM 3

9' 10" x 8' 11" (3.02m x 2.72m) UPVC window to the side elevation, radiator, fitted single wardrobe, fitted shelved storage cupboard (both included within the room measurement).

### BATHROOM

12' 10" x 4' 8" (3.92m x 1.43m) maximum Panelled bath with hand grip and hot and cold taps, tiled surround, low level WC, hand basin set within vanity unit with store cupboards beneath, ceiling light, obscure glazed UPVC window, radiator, chrome towel rails, access door back into Bedroom 1 (the Bathroom could be used as an En-Suite therefore to the main bedroom if required).

### KITCHEN

15' 9" x 6' 8" (4.81m x 2.04m) Roll edged worktops, inset one and a half bowl single drainer sink unit with mono block mixer tap, cupboards and drawers beneath, built-in AEG electric hob and 4





ring hob, wall cupboards, tiled floor, small breakfast bar, radiator, window to the side and rear elevations, Potterton central heating timer control unit, multi pane glazed door to:

#### **ENTRANCE PORCH**

9' 9" x 3' 1" (2.98m x 0.94m) Tiled floor, UPVC stable style front entrance door, personnel door to the Garage, UPVC external entrance door to the rear elevation, door to:

#### **SHOWER ROOM**

6' 3" x 4' 8" (1.91m x 1.44m) Easy access walk-in shower with Mira shower unit, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, shaver point, ceiling light, heated towel rail, obscure glazed UPVC window.



#### **EXTERIOR**

Gated access from the private roadway leading to an extensive tarmac driveway and turning bay with multiple parking, lawned garden to the front with established trees set behind mature hedgerow. Stocked borders. The driveway gives access to:

#### **DETACHED GARAGE**

29' 8" x 9' 1" (9.05m x 2.77m) Up and over door, concrete floor, personnel door, pitched roof, power and lighting, side and rear windows, Worcester oil fired central heating boiler.



The Agents understand that the roadway is owned by No. 59 High Street and the owners of 'White Gables' have a vehicular and pedestrian Right of Way with no maintenance liabilities.

#### **ADJACENT CAR PORT**

27' 10" x 8' 2" (8.5m x 2.5m) Concrete floor and external electric light.



#### **ESTABLISHED REAR GARDENS**

Delightful mature gardens with neat lawned areas, patios and seating areas, trellised arch, extensive stocked borders with a multitudinous array of shrubbery, plants, flowers, bushes etc. with a dyke to the side and rear boundary. The gardens are delightful haven for birds and wildlife and provide a wonderfully peaceful area.



## **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 turn right along the private roadway which gives access to 59a, 59b and the subject property, 'White Gables' No. 57 High Street.

## **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.



GROUND FLOOR  
1631 sq.ft. (151.5 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water and electricity. Oil central heating. Private drainage.

**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: S11275

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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