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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Bungalow, Chopdike Drove, Gosberton Clough PE11 4JP

GUIDE PRICE - £215,000 Freehold

- 3 Bedroom Bungalow
- Subject to an Agricultural Habitation Clause
- Semi-Rural Location with Open Views
- Garage, Ample Parking
- Viewing Recommended

Subject to an Agricultural Habitation Clause, we are pleased to offer this chalet bungalow, built around 1965. Oil heating, UPVC windows, garage, driveway, established gardens, open views. Viewing Recommended (PROOF OF COMPLIANCE WILL BE NEEDED BEFORE VIEWINGS TAKE PLACE).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door to:

RECEPTION HALL

13' 1" x 7' 5" (4.00m x 2.28m) Stairs off with twin bannister rails, telephone point.

BEDROOM 3

11' 11" x 9' 5" (3.65m x 2.89m) Front window.

L SHAPED LOUNGE DINER

LOUNGE AREA

21' 9" x 11' 11" (6.65m x 3.65m) Dual aspect, ceramic tiled fireplace, smoke alarms.

DINING AREA

10' 9" x 9' 3" (3.28m x 2.84m) Rear window, door to:



KITCHEN

10' 7" x 11' 11" (3.25m x 3.65m) Worktops, base cupboards and drawers, tiled splashbacks, wall units, electric oven and hob, side window, sink unit, shelved pantry, door to:

UTILITY ROOM

11' 11" x 10' 2" (3.65m x 3.11m) Plumbing for washing machine, sink unit, base cupboards.

SEPARATE WC

Low level suite.

STORE CUPBOARD

FIRST FLOOR LANDING

7' 5" x 12' 7" (2.28m x 3.86m) maximum Loft hatch, Airing Cupboard.

BEDROOM 1

12' 0" x 10' 5" (3.67m x 3.20m) Side window, eaves storage cupboards.

BEDROOM 2

11' 11" x 10' 6" (3.64m x 3.21m) Side window, eaves storage cupboards.

BATHROOM

9' 10" x 5' 6" (3.02m x 1.68m) Three piece champagne coloured suite, bath, WC and hand basin, obscure glazed window.

EXTERIOR

Open views front and rear, 3 car driveway leading to:

ATTACHED GARAGE

16' 4" x 9' 2" (5.0m x 2.8m) Brick construction, up and over door, personnel door.

Established gardens to the front, side and rear, lawns, shrubs, trees, flower beds, fruit trees etc. Productive vegetable garden.

DIRECTIONS/AMENITIES

From Spalding proceed northwards along Pinchbeck Road through Pinchbeck, Surfleet and on to Gosberton. Turn off the main road and then immediately left ahead of the primary school into Belchmere Lane. Continue into Gosberton Risegate, over the level crossing, proceed into Gosberton Clough and immediately on reaching Gosberton Clough primary school turn left into Chopdyke Drove. The property is around a 100 yards on the right hand side and should be easily identifiable from the photographs.

There is a local primary school within Gosberton Clough and the large village of Gosberton is around 2.5 miles from the property offering a range of facilities including primary school, various shops, doctors surgery, public house etc. The Georgian market town of Spalding is 9 miles to the south of the property and the cathedral city of Peterborough a further 18 miles offering a fast train with London's Kings Cross minimum journey time 48 minutes.

AGRICULTURAL HABITATION CLAUSE

The property was built subject to an Agricultural Habitation Clause. Buyers must be solely or mainly employed in agriculture or horticulture or retired from or the widow/widower of such a person.

TENURE

Freehold

SERVICES

Private drainage, mains water and electricity, oil central heating (blown air system)

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

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: S11289

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		88 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		