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## 6 Poachers Hide, Gosberton PE11 4PF

**GUIDE PRICE - £225,000 Freehold**

- Nicely Presented
- Large Garden
- Two Double Bedrooms
- Lounge/Diner
- Sun Room

Nicely presented 2 bedroom detached bungalow situated in the prime location of Gosberton with accommodation comprising of Entrance Hallway, Lounge/Dining Room, Kitchen, 2 Bedrooms, Family Shower Room, Sun Room, detached Garage, Corner Plot with enclosed gardens to rear and multiple off road parking. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property is approached by a tarmac driveway with garden which is mainly laid to lawn with paved pathways and further gravelled driveway providing off road parking to the side of the property. Side access gate leading into rear garden. Open porch with outdoor lantern lighting, leading to obscure leaded UPVC double glazed door to the front elevation leading into:

#### **ENTRANCE HALLWAY**

8' 10" x 10' 0" (2.71m x 3.06m) With textured and coved ceiling, centre light point x 2, smoke alarm, loft access, single radiator, storage cupboard off housing Worcester Bosch boiler with slatted shelving.

#### **LOUNGE**

12' 2" x 14' 2" (3.71m x 4.32m) With UPVC double glazed bay window to the front box bay window, textured and coved ceiling with decorative ceiling rose, centre light point, double radiator, TV point, telephone point, feature wooden fire surround with marble effect insert and hearth, archway opening into:



#### **DINING ROOM**

8' 5" x 8' 11" (2.57m x 2.72m) With UPVC double glazed sliding patio doors to the rear elevation, textured and coved ceiling with decorative ceiling rose, centre light point, single radiator, telephone point.

#### **KITCHEN**

8' 8" x 11' 8" (2.65m x 3.57m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, textured and coved ceiling with strip lighting and electric consumer unit, single radiator, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inserts stainless steel sink, mixer tap, plumbing and space for automatic washing machine, space for fridge, integrated Indeset gas hob with pull out extractor hood over, integrated Indeset electric oven.

#### **SUN ROOM**

5' 6" x 9' 3" (1.68m x 2.84m) Of brick construction with UPVC double glazed windows to both sides and the rear elevations with T light openings, UPVC double glazed door to the side elevation, tiled flooring, power points.

#### **MASTER BEDROOM**

8' 10" x 12' 0" (2.70m x 3.66m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, free standing four door wardrobe included in sale.

#### **BEDROOM 2**

8' 0" x 11' 3" (2.44m x 3.45m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator.

#### **FAMILY SHOWER ROOM**

6' 8" x 7' 5" (2.04m x 2.27m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, extractor fan, stainless steel heated towel rail, tiled flooring, part tiled walls, recently fitted with a low level WC, wash hand basin with mixer tap fitted into vanity unit, walk in shower enclosure with fitted Aqualisa thermostatic shower over.

#### **GARAGE**

9' 6" x 17' 9" (2.90m x 5.42m) Brick detached garage with up and over door, power, lighting and wooden access door into rear garden, storage into eaves.

#### **OUTSIDE**

Via side access gate leading into the rear garden with paved patio area, outdoor tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, wooden summer house, further wooden garden shed, further patio area, vegetable patch.

#### **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 then turning right into Poachers Hide were the property is located at the end of the cul-de-sac.

#### **AMENITIES**

Within the village there is a range of shops, public house, primary school, doctors surgery, church etc. The well served market town of Spalding is approximately 6.5 miles to the south and offers a wide range of shopping, banking, leisure, commercial and educational facilities. The cathedral city of Peterborough is approximately 24 miles from the property.





#### TENURE

Freehold

#### SERVICES

All Mains

#### COUNCIL TAX BAND

B

#### 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: 15627

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.

#### ADDRESS

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Produced: 3 August 2023

Ground Floor  
Approx. 77.9 sq metres (838.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		