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



28 Lowgate, Gosberton PE11 4NL

**GUIDE PRICE - £275,000 Freehold**

- Detached Bungalow
- 3 Bedrooms
- Shower Room
- Oil Central Heating
- Ample Parking, Garage

Traditional 3 bedroom detached bungalow with spacious accommodation, generous sized grounds with ample parking and garage. Offers great scope and potential.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





**ACCOMMODATION**

Pair of glazed UPVC French doors opening into:

**DINING ROOM/RECEPTION AREA**

14' 5" x 7' 2" (4.40m x 2.19m) Ceiling light, radiator, open arch to:

**INNER HALLWAY**

15' 7" x 5' 10" (4.76m x 1.78m) minimum Attractive parquet flooring, 2 recessed ceiling lights, doors arranged off to:

**SITTING ROOM**

12' 8" x 13' 11" (3.88m x 4.26m) maximum measured into the semi-circular bay window to the front elevation Window to the side elevation, ornamental fire surround, display plinth, picture rail, ceiling light, radiator.

**FAMILY ROOM/STUDY**

9' 7" x 10' 11" (2.94m x 3.33m) Radiator, fitted store cupboard, carpet, ceiling light, arched access to:

**KITCHEN/BREAKFAST ROOM**

21' 0" overall x 9' 10" (6.41m overall x 3.02m) Extensive range of fitted





base cupboards and drawers, roll edged worktops, intermediate wall tiling, matching eye level wall cupboards, freestanding Bosch electric oven and hob with Creda multi speed cooker hood above, plumbing and space for washing machine, further appliance space, windows to either side elevations, radiator, storage heater, fluorescent strip light, ceiling light, water softener, recessed shelved walk-in pantry.

Also from the main Reception Hall further doors are arranged off to:

#### **BEDROOM 1**

12' 5" x 13' 10" (3.81m x 4.23m) maximum measured into the semi circular bay window to the front elevation, window to the side elevation, parquet flooring, range of fitted wardrobes, picture rail, ceiling light, radiator.

#### **BEDROOM 2**

12' 4" x 9' 11" (3.77m x 3.03m) Window to the side elevation, corner hand basin with hot and cold taps, hand grips and tiled splashback, coved cornice, radiator, ceiling light.

#### **BEDROOM 3**

9' 9" x 8' 11" (2.98m x 2.72m) Window to the side elevation, fitted store cupboard, radiator, ceiling light.

#### **SHOWER/WET ROOM**

9' 5" x 9' 0" (2.89m x 2.76m) maximum Tiled floor, majority tiled walls, walk-in shower area with fitted drain, Triton electric shower and hand grips, hand basin with hot and cold taps and store cupboard beneath, low level WC, vertical radiator/towel rail, ceiling light, large built-in linen cupboard, obscure glazed aluminium framed window.

#### **EXTERIOR**

The property occupies a generous sized plot designed primarily for easy maintenance with extensive gravelled areas but with great scope for alteration by an incoming buyer. The extensive gravelled driveway with large turning bay to the front provides multiple parking and leads round the side of the property in turn to:

#### **ATTACHED GARAGE**

16' 4" x 10' 5" (5.0m x 3.2m) Up and over door.

There is a wide stocked border to the right hand side of the driveway with various plants, shrubs and bushes and, to the rear, a greenhouse, patio, mature trees, summerhouse, modern oil storage tank set on breeze block pillars and an external Grant oil fired central heating boiler. There is also an outside tap and outside lights.

#### **GENERAL INFORMATION**

The bungalow had been partly adapted for wheelchair access with ramps to the front and rear which could be useful to an incoming buyer or could be removed by the buyer if they are not required.

Outline Planning consent was granted on the field at the rear for residential development in 2016.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the Pinchbeck Road continuing through the villages of Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street proceed straight on through to the centre of the village turning right at the crossroads by The Bell Public House into Lowgate. Continue round the left hand bend and the property is situated on the left hand side.

#### **AMENITIES**

Gosberton is a well served village with a variety of facilities all with easy walking distance including a modern doctors surgery, dental practice, Co-Op mini supermarket, general stores, hairdressers, primary school, butchers shop, playing fields, Church etc. The Georgian market town of Spalding is 6 miles to the south offering a wide range of facilities along with bus and railway stations.





**TENURE**

Freehold

**SERVICES**

Mains water, electricity and drainage. Oil central heating.

**COUNCIL TAX BAND**

Band C

**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		