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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



45 Clough Road, Gosberton Risegate PE11 4JW

GUIDE PRICE - £225,000 Freehold

- Detached Bungalow in Semi-Rural Location
- Large Plot
- No Onward Chain
- 2 Double Bedrooms, En-Suite
- Garage and Off-Road Parking

This Bungalow offers great potential for extending and improving. Detached bungalow set on a large plot with accommodation comprising lounge, kitchen diner, study, utility room, conservatory, 2 double bedrooms, en-suite and family bathroom. Subject to normal planning approvals there is a possibility that a potential buyer could get planning permission at the rear of the bungalow for another dwelling.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC part glazed door and glazed side panels to:

ENTRANCE PORCH

Second part glazed timber door and glazed side panels to:

ENTRANCE HALLWAY

Radiator, access to roof storage space, wall mounted thermostat heating control, built-in storage cupboard.

LOUNGE

11' 3" x 15' 7" (3.45m x 4.75m) 2 wall light points, TV Point, LPG coal effect gas fire with white surround polished stone back plate and hearth, radiator, window to front.

KITCHEN/DINER

10' 7" x 15' 5" (3.25m x 4.72m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary



worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, eye level electric oven, 4 ring ceramic induction hob with extractor fan over, space for fridge, space and plumbing under worktop for dishwasher, floor standing oil fired central heating boiler, ceramic floor tiles, radiator.

STUDY

6' 5" x 8' 2" (1.96m x 2.49m) Radiator, part glazed door to Conservatory.

UTILITY ROOM

3' 8" x 8' 9" (1.12m x 2.67m) Power and water supply for washing machine, shelving.

CONSERVATORY

9' 6" x 15' 3" (2.92m x 4.65m) Constructed dwarf brick walls with UPVC units over, polycarbonate sloped roof, radiator, ceramic floor tiles, sliding patio door to rear garden.

BEDROOM 1

11' 3" x 9' 8" (3.45m x 2.95m) Radiator, window to rear, sliding door to Ensuite.

ENSUITE SHOWER ROOM

6' 5" x 8' 7" (1.96m x 2.62m) Double width shower cubicle, low level WC, wash hand basin with vanity cupboard under, ceramic floor tiles, electric shaver point, radiator.

FAMILY BATHROOM

5' 4" x 6' 9" (1.65m x 2.06m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, ceramic floor tiles, radiator.

EXTERIOR

The bungalow benefits from a large plot with garden to the front and rear. The front garden is open plan and laid to gravel to provide off road parking for several cars. Twin opening timber gates open to the rear garden and the gravel driveway continues into the rear garden. This would be ideal for anyone needing to park a motor home or caravan.

REAR GARDEN

Of a very good sized and is south facing and benefits from a good degree of privacy. It is mostly laid to lawn and gravelled and barked areas. Included in the sale is a timber garden shed.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road and then immediately left into Belchmire Lane (before the primary school). Proceed for a mile and a half over the level crossing into Risegate Road, go straight on at the crossroads into Clough Road and the property is situated on the left hand side.

AMENITIES

Local amenities including primary school, public house, Church etc. The well served village of Gosberton is less than 2 miles from the property and has a range of shops, primary school, doctors surgery, dentist, hairdressers etc. Spalding is 8 miles distance and offers a full range of facilities.

Awaiting Floorplan

Awaiting EPC

TENURE

Freehold

SERVICES

Mains water and electricity. Oil central heating.

COUNCIL TAX BAND

Band B

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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