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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Brambleberry Close, Gosberton PE11 4GZ

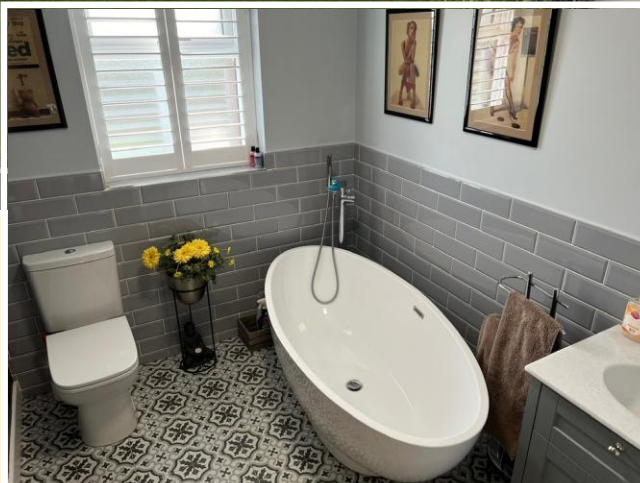
£465,000 Freehold

- Immaculately Presented
- Double Garage, Multiple Parking
- 3/4 Bedrooms
- Open Plan Kitchen/Living Area
- Viewing Highly Recommended

Executive style residence situated in the popular village of Gosberton. Superbly presented accommodation comprising entrance hallway, bathroom, bedroom 3, lounge, open plan kitchen/living area, utility area, separate dining room (previously bedroom 4) to the ground floor; galleried landing, 2 bedrooms with en-suites. Mature front and rear gardens, driveway for multiple vehicles and double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Oak canopy porch with external lighting leading to an obscure composite door into:

ENTRANCE HALLWAY

14' 9" x 12' 11" (4.51m x 3.96m) Oak and metal spindle staircase rising to the first floor, skimmed ceiling, centre light point, oak flooring, square arch to further Hallway with further centre light point, controls for under floor heating, BT point, understairs area, double oak doors to:

STORAGE CUPBOARD

3' 1" x 5' 4" (0.947m x 1.64m) Shelving, skimmed ceiling, lighting.

From the Entrance Hall a solid oak door leads into:

FAMILY BATHROOM

6' 9" x 8' 0" (2.06m x 2.46m) Obscure UPVC double glazed window to the front elevation, fitted window shutters, skimmed ceiling, centre light point, extractor fan, tiled flooring, part tiled walls,



fitted with a three piece suite comprising low level WC, freestanding bath with fitted mixer tap and further shower attachment tap, wash hand basin with mixer tap fitted into vanity unit.

From the Entrance Hallway a door leads into:

BEDROOM 3

10' 8" x 12' 10" (3.27m x 3.92m) UPVC double glazed window to the front elevation, fitted window shutters, skimmed ceiling, centre light point, oak flooring, under floor heating controls.

From the Entrance Hallway a solid oak door leads into:

FORMAL LOUNGE

12' 11" x 15' 3" (3.94m x 4.67m) UPVC double glazed window to the front elevation, fitted window shutters, skimmed ceiling, centre light point, TV point, telephone point, oak flooring, under floor heating controls, solid oak mantle fitted into recess with fitted Clear View wood burner set on tiled hearth, square arch to:

OPEN PLAN KITCHEN/LIVING AREA

12' 3" x 22' 2" (3.75m x 6.77m) UPVC double glazed window to the side elevation, fitted window shutters, UPVC double glazed French doors to the rear elevation with matching full length glazed panels, UPVC double glazed window to the rear elevation, solid oak flooring, under floor heating controls, skimmed ceiling, inset LED lighting, smoke alarm, fitted with a wide range of base and larder units, central island, composite worktops over, inset one and a quarter bowl sink with mixer tap, integrated dishwasher, integrated Lamona 5 ring electric hob, stainless steel canopy extractor hood over, 2 integrated Lamona ovens, integrated combination oven, integrated steam oven, pull out cupboards, integrated refrigerator, integrated larder freezer, solid oak door access into Entrance Hall from the Kitchen, square arch into:

UTILITY AREA

6' 8" x 9' 3" (2.05m x 2.84m) UPVC double glazed door to the rear elevation, skimmed ceiling, inset LED lighting, solid oak flooring, fitted with a range of base and eye level units, glazed display units, larder unit, plumbing and space for washing machine, space for tumble dryer, opening into:

DINING ROOM

11' 2" x 12' 5" (3.42m x 3.81m) This was originally the 4th bedroom. UPVC double glazed window to the rear elevation, fitted window shutters, skimmed ceiling, centre light point, part wood panelling to the walls, underfloor heating controls.

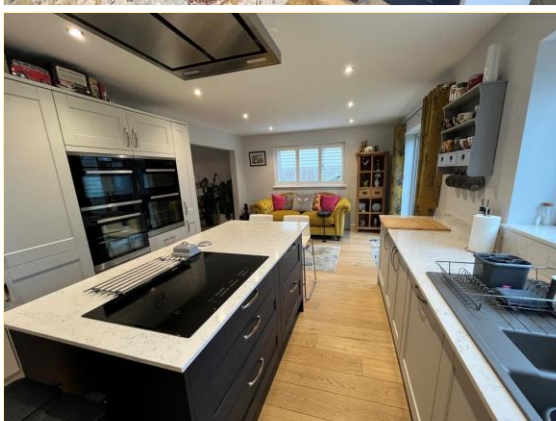
From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 5" x 17' 1" (1.98m x 5.22m) Fitted UPVC double glazed Velux window to the front elevation, skimmed vaulted ceiling, centre light point, access to loft space, controls for the Air Source pump, double oak doors:

STORAGE CUPBOARD

6' 0" x 6' 1" (1.84m x 1.87m) Skimmed sloping ceiling, light point, hot water cylinder, vinyl floor covering.





MASTER BEDROOM

18' 0" x 22' 7" (5.50m x 6.90m) UPVC double glazed window to the front elevation, fitted window shutters, 2 UPVC double glazed Velux windows with fitted blinds to the rear elevation, oak flooring, 3 storage cupboards fitted into recess, fitted furniture comprising 6 single wardrobes, 2 chests of drawers and further 3 drawer unit. Electric wall heater, TV point, door to:

EN-SUITE

4' 7" x 10' 2" (1.40m x 3.10m) UPVC double glazed Velux window with blind to the front elevation, skimmed vaulted ceiling, centre light point, extractor fan, tiled flooring, part tiled walls, stainless steel heated towel rail, shaver point, storage cupboard, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, double shower cubicle with fitted thermostatic shower over.

BEDROOM 2

15' 4" x 22' 8" (4.69m x 6.93m) UPVC double glazed window to the front elevation, fitted window shutters, 2 UPVC double glazed Velux windows with blinds to the rear elevation, 3 storage cupboards fitted into recess, electric wall heater, TV point, oak flooring, door to:

ENSUITE

3' 11" x 10' 1" (1.20m x 3.09m) UPVC double glazed Velux window with blind to the front elevation, skimmed vaulted ceiling, centre light point, built-in extractor fan, oak flooring, shaver point, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, fitted shower cubicle with fitted thermostatic shower over.

EXTERIOR

The front garden is mainly laid to lawn with shrub and tree borders. Gravelled driveway to the side of the property providing multiple off-road parking leading to:

DOUBLE GARAGE

18' 0" x 18' 3" (5.49m x 5.58m) UPVC double glazed side access door, electric roller door, vaulted roof for further storage, separate electric consumer unit board, electric meter, strip light, various power points.

20 fitted solar panels owned outright by the vendor and they are located on the Garage Roof (we understand the vendors currently receive a healthy pay back in relation to these panels and this can be verified at the point of viewing).



Side gate accessing:-

SIDE/REAR GARDEN

Extensive lighting, cold water tap, Air Source Heat Pump located to the side of the property, extensive flagstone patio area. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders with patio area to the rear. Wooden pergoda with climbing plants, further gravelled area and slabbed area. The rear garden has further gravelled area with external lighting.

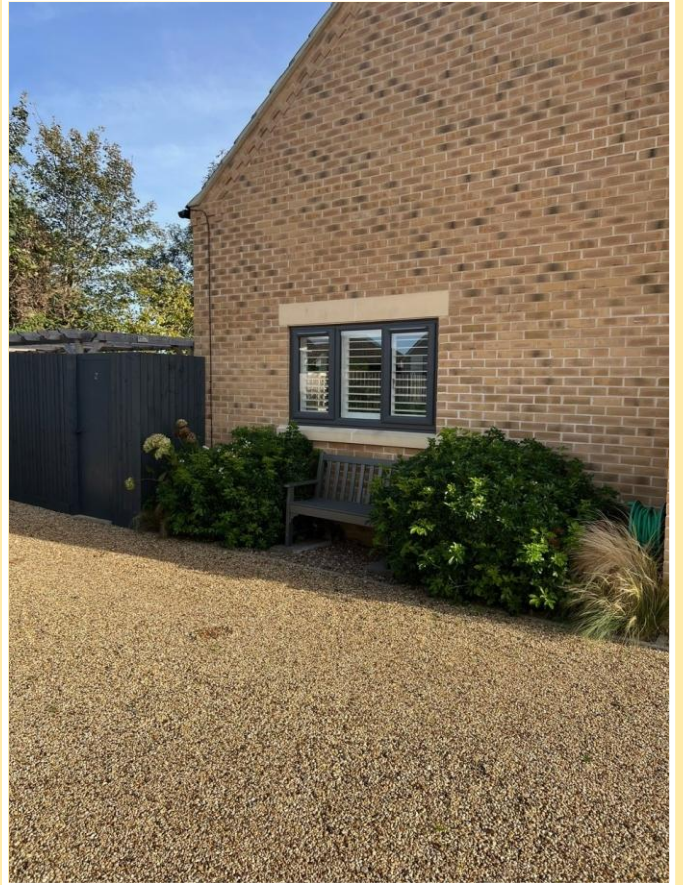
DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue through the villages of Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street and proceed into the centre of the village, turning left into Salem Street and then left again into Wargate Way, turn off into Bramleberry Close and the property is situated on the left hand side.

AMENITIES

The village centre is within easy walking distance and has a range of shops including a small Co-Op supermarket, butchers, general stores along with a modern medical centre, dental practice, primary school, public house etc. The Georgian market town of Spalding is 6 miles distant and offers a full range of facilities.





TENURE Freehold

SERVICES Mains water, electricity and drainage. Air Source electric heating

COUNCIL TAX E

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11384

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.

ADDRESS

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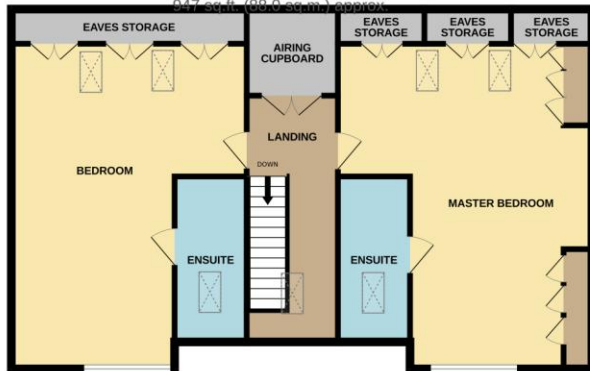
CONTACT

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GROUND FLOOR
 976 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
 947 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 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. Made with Metropax 62024

Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		