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Homefields, Wargate Way, Gosberton PE11 4HE

**£299,950 Freehold**

- Detached Bungalow
- Well Served Popular Village
- Immaculately Presented Accommodation
- Garage and Workshop
- Ample Off-Road Parking

Superb detached bungalow with delightful established gardens. Fully refurbished throughout. 2 double bedrooms, shower room, lounge, dining room, utility room, conservatory, garage, workshop and summerhouse. Semi-Rural Location.

SPALDING 01775 766766 BOURNE 01778 420406

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#### **ACCOMMODATION**

Part obscure glazed UPVC front entrance door into:

#### **LARGE RECEPTION HALL**

18' 2" x 6' 3" (5.54m x 1.91m) Recessed ceiling lights, access to loft space, radiator, door to:

#### **BEDROOM 1**

12' 5" x 14' 3" (3.79m x 4.36m) UPVC window to the front elevation, 2 recessed fitted wardrobes, radiator.

#### **BEDROOM 2**

11' 11" x 8' 8" (3.64m x 2.66m) Recessed



wardrobe, UPVC window to the rear elevation, ceiling light, personnel door to the garage.

#### **BATHROOM**

8' 1" x 6' 4" (2.47m x 1.94m) Attractive modern four piece suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, independent shower cabinet, recessed ceiling lights, partial wall tiling, vertical radiator/towel rail, vanity storage units, obscure glazed UPVC window to the rear.

#### **FITTED BREAKFAST KITCHEN**

15' 5" x 10' 9" (4.72m x 3.28m) Attractive range of modern contemporary units comprising base cupboards beneath the worktops with inset single drainer porcelain sink unit with mono block hot water tap, integrated dishwasher, built-in electric double oven, AEG induction hob with concealed multi speed cooker hood above, central island, breakfast bar, radiator, recessed ceiling lights. Multi pane glazed double doors opening into:

#### **LOUNGE**

18' 5" x 12' 2" (5.63m x 3.73m) UPVC French doors to the front elevation with side opening windows, contemporary log burner recessed within chimney breast, coved cornice, 2 ceiling lights, 2 radiators.

From the Kitchen half glazed door to:

#### **INNER LOBBY**

Door to:

#### **UTILITY ROOM/WC**

9' 4" x 4' 7" (2.85m x 1.42m) Roll edged worktop with fitted base cupboard beneath, plumbing and space for washing machine, further appliance space, eye level wall cupboards, recessed ceiling lights, three quarter height provision cupboard, low level WC with mixer tap and push button flush.

#### **DINING ROOM**

8' 8" x 11' 7" (2.66m x 3.54m) UPVC double glazed construction with windows to the front and side elevations, external half glazed UPVC entrance door, radiator, recessed ceiling lights.

From the Inner Lobby a door leads to a further Lobby with access to:



### **CONSERVATORY**

12' 2" x 9' 10" (3.71m x 3.00m) maximum. Octagonal shape with a pitched poly carbonate roof, dwarf brick walls, UPVC windows with opening upper lights and pair of UPVC glazed French doors to the exterior.

### **GENERAL INFORMATION**

The property has modern waterproof woodgrain effect flooring throughout along with modern UPVC double glazing, UPVC fascias and gutters etc.

### **EXTERIOR**

Occupying an attractive enclosed established plot the property has discreet fencing to the front with five bar wooden farm style gate opening on to an extensive driveway and parking area with multiple parking to the side of which is a modern oil storage tank and accessing:

### **ATTACHED GARAGE**

20' 3" x 10' 2" (6.18m x 3.11m) Electronically operated up and over door, ceiling lights, power points, obscure glazed UPVC side window, modern fuse box, oil fired central heating boiler, UPVC door to:



### **WORKSHOP**

10' 4" x 10' 2" (3.15m x 3.11m) Power and lighting, glazed UPVC external entrance door to the rear.

Lawned garden with inset shrubs and trees, log store, 2 sheds and a fenced chicken/duck run. There is also an attractive paved patio adjacent to the door from the Dining Room and a further five bar farm style gate with adjacent hand gate leading to the:



### **REAR GARDEN**

Comprising lawn with fencing to the side boundary, post and rail fencing to the rear, modern paved patio and seating area, semi covered store with external power socket.

### **SUMMERHOUSE**

12' 9" x 14' 10" (3.91m x 4.53m) internal dimensions. This timber structure comprises a potential bedroom, small sitting room and shower room and is used as occasional guest accommodation as required. Power and heating (all from the main property).





### SERVICES

Mains water and electricity. Private drainage system. Oil central heating.

### DIRECTIONS

From Spalding proceed in a northerly direction along the A16 for approximately 3 miles continuing to Boston. At Surfleet roundabout turn left and then right at the next roundabout. When approaching Gosberton turn left into the village and then continue straight through forking left at Salem Street and then immediately left again into Wargate Way. Continue along Wargate Way and Homefields is situate don the right hand side after Wargate Way Farm.

### AMENITIES

There are good amenities in the village of Gosberton including primary school, Church, public houses and shops. The market town of Spalding is approximately 6 miles from the property and offers a further signficant range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The property is well situated for access to the East Coast of Lincolnshire.



# GROUND FLOOR



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

**TENURE** Freehold

**SERVICES** See Note

**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**

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**Ref: S11574**

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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