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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



76 Siltside, Gosberton Risegate PE11 4ET

£219,995 Freehold

- 2 Bedroom Detached Bungalow
- Village Location
- No Onward Chain
- Off-Road Parking, Garage
- Viewing Recommended

Well presented 2 bedroom detached bungalow situated in a village location. Accommodation comprising entrance lobby, laundry, kitchen breakfast room, lounge, 2 double bedrooms and bathroom. Off-road parking with turning bay, garage and gardens. Full UPVC double glazed windows, doors, gutters and fascias. Oil central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Obscured UPVC double glazed door with matching obscured glazed panel to the side elevation leading into:

ENTRANCE LOBBY

4' 8" x 4' 1" (1.44m x 1.25m) Skimmed ceiling, centre light point, tiled flooring, door into Garage, door into:

LAUNDRY/BOILER ROOM

3' 2" x 4' 8" (0.98m x 1.43m) Skimmed ceiling, centre light point, floor standing Firebird Silver system oil boiler, space for washing machine, central heating controls, tiled flooring.

From the Entrance Lobby an obscured glazed door leads into:

KITCHEN DINER

9' 3" x 11' 5" (2.84m x 3.50m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre strip light, tiled flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, integrated stainless steel fan assisted



electric oven, ceramic hob, extractor hood over, space for fridge freezer, door into:

ENTRANCE HALLWAY

5' 1" x 14' 2" (1.57m x 4.32m) Obscured UPVC double glazed door to the front elevation, obscured UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, smoke alarm, radiator, tiled flooring, storage cupboard off housing hot water cylinder with slatted shelving, access to loft space, door into:

FAMILY BATHROOM

5' 5" x 7' 9" (1.67m x 2.37m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, tiled flooring, heated towel rail, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with shower screen and fitted power shower over.

From the Entrance Hallway a door leads into:

LOUNGE

10' 7" x 13' 10" (3.25m x 4.22m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, oak effect laminate flooring, double radiator, TV point, feature fireplace with electric coal effect fire.

MASTER BEDROOM

11' 0" x 11' 3" (3.36m x 3.43m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, oak effect laminate flooring.

BEDROOM 2

8' 6" x 10' 11" (2.6m x 3.34m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, oak effect laminate flooring.

EXTERIOR

The front garden is mainly laid to lawn, there is a gravelled driveway with turning bay.

GARAGE

7' 10" x 16' 11" (2.39m x 5.18m) Up and over door, UPVC double glazed door to the rear elevation, obscured UPVC double glazed window to the rear elevation, electric consumer unit board, lighting, power points.

Paved pathways with shrub borders lead down the side of the property into:

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrubs and trees, oil storage tank. There is a further lawned garden to the side.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue along the B1397 through the villages of Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the High Street and then immediately left into Belchmire Lane continue for a round 2 miles passing the level crossing and taking the next right hand turning and then immediately left at the 'T' junction along Siltside where the property is situated on the right hand side.

AMENITIES

The local villages of Gosberton Rise Gate and Gosberton Clough have combined facilities including Church, primary school, general stores etc. The well served village of Gosberton is approximately 2 miles from the property and has various amenities including shops, post office, primary school and modern medical centre. The market town of Spalding is 8 miles to the south of the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations and access to Peterborough (18 miles) which has a fast train link with London's Kings Cross minimum journey time 50 minutes.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TENURE Freehold

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

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: S11594

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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