

EST 1770



# Longstaff<sup>.COM</sup>

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



## 11 Medway Close, Gosberton PE11 4HS

**£218,000 Freehold**

- Detached House
- 4 Bedrooms
- Bathroom and Shower Room
- Gas Central Heating
- Viewing Recommended

Nicely presented 4 bedroom detached property situated in a prime location of the popular village of Gosberton. Accommodation comprising entrance hall, lounge diner, kitchen, breakfast room, utility room, 4 bedrooms, family bathroom and shower room. Integral garage and enclosed rear gardens.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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





#### ACCOMMODATION

Open porch with an obscure leaded UPVC double glazed door with full length matching obscure glazed panelled window to the side leading into:

#### ENTRANCE HALLWAY

5' 10" x 14' 3" (1.79m x 4.35m) Coved and textured ceiling, centre light point, radiator, staircase leading to first floor, vinyl plank effect flooring, door to:

#### LOUNGE

12' 3" x 15' 1" (3.74m x 4.62m) UPVC double glazed window to the front elevation, double radiator, TV point, coved and textured ceiling, centre light point, feature fireplace with wooden fire surround with marble inserts and hearth with fitted gas coal effect fire, telephone point, open archway to:

#### DINING ROOM

9' 7" x 11' 5" (2.94m x 3.50m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, radiator, telephone point.

From the Entrance Hallway a door leads into:

#### KITCHEN BREAKFAST ROOM

#### KITCHEN AREA

11' 5" x 8' 6" (3.50m x 2.61m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, tiled flooring, fitted with a





wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel one and a half bowl sink with mixer tap, integrated Neff dishwasher, integrated Neff stainless steel gas hob with canopy extractor hood over, eye level Neff stainless steel double fan assisted oven, tiled flooring storage cupboard off with understairs storage and fitted coat rail. Square arch into:

#### **BREAKFAST ROOM**

8'5" x 10'2" (2.58m x 3.10m) UPVC double glazed window to the side elevation, coved and textured ceiling centre spotlight fitment, double radiator, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, integrated fridge freezer, under cabinet lighting, telephone point, tiled flooring, part glazed door into:

#### **UTILITY ROOM**

8'0" x 7'6" (2.45m x 2.29m) UPVC double glazed window to the rear elevation, UPVC sliding patio doors to the side elevation, coved and textured ceiling, strip lighting, tiled flooring, double radiator, fitted with base units with work surfaces over, inset stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer with external vent.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

Coved and textured ceiling, centre light point, smoke alarm, access to loft space, door to:

#### **MASTER BEDROOM**

10'11" x 13'11" (3.34m x 4.25m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobes with sliding doors.

#### **BEDROOM 2**

10'11" x 12'8" (3.34m x 3.87m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spot light fitment, radiator, TV point, storage cupboard off housing hot water cylinder and gas fired boiler with slatted shelving.

#### **BEDROOM 3**

7'6" x 14'4" (2.30m x 4.38m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, wall lights, double radiator, TV point.

#### **BEDROOM 4**

7'4" x 8'10" (2.26m x 2.70m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

#### **FAMILY BATHROOM**

6'9" x 7'4" (2.06m x 2.24m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fully tiled walls, vinyl flooring, heated towel rail, medicine cabinet. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps.

#### **SHOWER ROOM**

7'1" x 7'6" (2.18m x 2.30m) UPVC obscure double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part wood panelling to the walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, one and half sized shower cubicle with power shower.

#### **EXTERIOR**

Block paved driveway providing multiple off-road parking for vehicles. The front garden is laid to lawn with a wide range of mature shrub and tree borders. Hedged boundaries. Gravelled pathways to the side with wrought iron gate giving access to the rear garden.

#### **INTEGRAL GARAGE**

8'2" x 16'6" (2.49m x 5.05m) Up and over door, textured ceiling, strip lighting, various power points, electric consumer board.

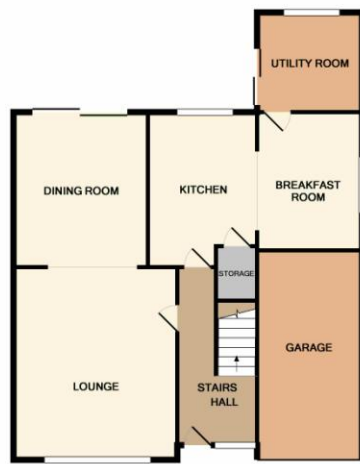
#### **REAR GARDEN**

The garden is mainly laid to lawn with a wide range of mature shrub and tree borders, 2 patios, wooden garden shed. Fenced boundaries to both sides and to the rear.

#### **DIRECTIONS/AMENITIES**

Leave Spalding along Pinchbeck Road and travel through the villages of Pinchbeck, Surfleet and on to Gosberton. Continue along the High Street and turn right into Mill Lane off the War Memorial. Turn left into Rutland Gardens and then right into Medway Close.

Gosberton offers amenities including local store, hairdressers, primary and nursery schools, butchers, public house, doctors surgery etc. and is convenient for Spalding approximately 6 miles and Boston approximately 10 miles.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix 02019

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band C

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

#### Ref: S10380

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

#### ADDRESS

R. Longstaff & Co.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

#### CONTACT

T: 01775 766766

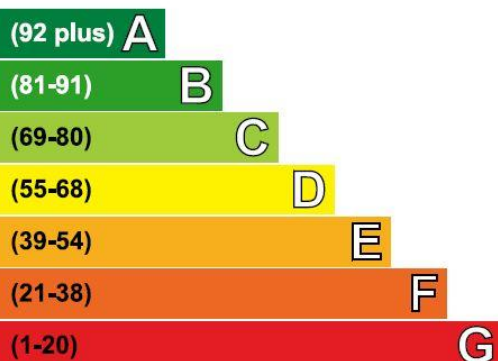
F: 01775 762289

E: [spsalping@longstaff.co.uk](mailto:spsalping@longstaff.co.uk)

[www.longstaff.co.uk](http://www.longstaff.co.uk)

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	82