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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



61 Salem Street, Gosberton PE11 4NQ

GUIDE PRICE - £195,000 Freehold

- 3 Bedrooms
- Lounge and Dining Room
- Walking Distance of Village Amenities
- Garden
- Viewing Recommended

Deceptively spacious detached single storey cottage situated a stone's throw from lots of amenities in the well served village of Gosberton. The property has delightful open views to the front, an enclosed garden and on street parking. Dating to the 18th Century, the property has been sympathetically modernised and extended to provide good sized 3 bedroom accommodation. An internal inspection is highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

**ACCOMMODATION**

Part glazed UPVC front entrance door to:

RECEPTION HALL

Doors arranged off to:

LOUNGE

14' 10" x 14' 0" (4.53m x 4.28m) UPVC front window, log burner set within decorative surround, radiator.

MODERN FITTED KITCHEN

11' 3" x 11' 2" (3.45m x 3.41m) UPVC window to the side elevation, radiator, single drainer sink unit, worktops with fitted base cupboards and drawers beneath, eye level wall cupboards, ceramic hob, built-in double oven, plumbing and space for washing machine and dishwasher.

DINING ROOM

14' 6" x 13' 0" (4.43m x 3.97m) UPVC window to the side and rear,



UPVC double glazed external entrance door accessing the garden, radiator.

BEDROOM 1

13' 11" x 11' 8" (4.25m x 3.58m) UPVC window, radiator, large fitted wardrobes.

BEDROOM 2

13' 0" x 10' 11" (3.98m x 3.33m) UPVC window, radiator.

BEDROOM 3

9' 11" x 8' 9" (3.03m x 2.69m) UPVC window, radiator.

SHOWER ROOM

Fitted three piece suite comprising shower cubicle, wash hand basin, low level WC, obscure glazed window, radiator.

EXTERIOR

Enclosed rear garden designed for ease of maintenance with pathways, shrubs, bushes and plants.

DIRECTIONS

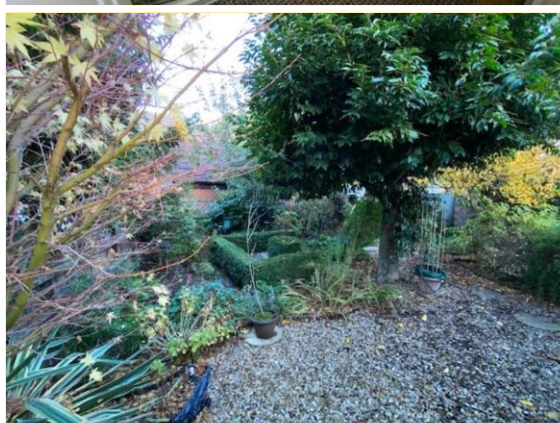
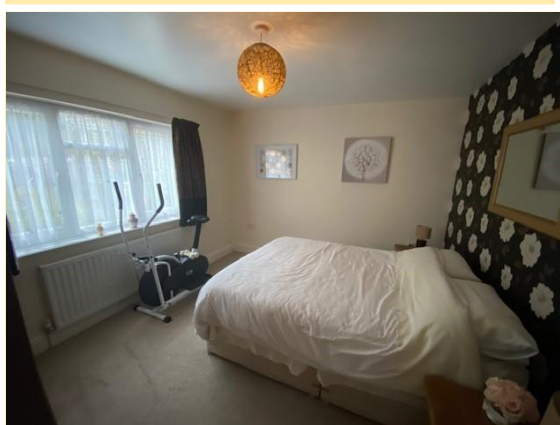
From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street then carry on past the park, turning left just after the War Memorial into Salem Street. Continue to the junction turning right into the continuation of Salem Street towards the Church and the property is situated on the right hand side overlooking the open space.

AMENITIES

Gosberton is a thriving village with primary school, modern doctors surgery/dispensary, public house, Co-Operative supermarket, butchers shop, hairdressers etc. Spalding is 6 miles distant and offers a full range of facilities.

SERVICES

Mains water and electricity. Private drainage. Gas central heating.





TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band A

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: S10697

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

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Produced: 19 November 2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		