



## The Vicarage, 6 Wargate Way

Gosberton, Spalding, PE11 4NH

**£349,950**

No Onward Chain

Occupying a well-apportioned mature plot in the centre of this popular village, this four bedroomed end terraced house offers living accommodation comprising of Entrance Lobby, Hallway, Cloakroom/WC, Living Room, Dining Room, Study, Kitchen, Utility Room, Rear Lobby and a First Floor Landing giving access to four Bedrooms, Bathroom and Shower Room. A driveway provides off road parking and access to the detached brick built garage. There is a large established rear garden. Viewing of this property is highly recommended to fully appreciate the size of the accommodation on offer.





**SERVICES**

Mains drainage, electricity and water are all understood to be connected to the property. Oil fired central heating.

**EPC RATING** – E

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - South Holland District Council

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Proceed out of Spalding along the B1356 through the villages of Pinchbeck and Surfleet. Upon entering the village of Gosberton, take the left hand turning onto Salem Street and at the T-junction take the next left hand turning onto Wargate Way where the property can be found on the left hand side.

**LOCATION**

Gosberton is a well serviced village located approximately 9 miles south west of Boston and 6 miles north of Spalding. The village benefits from local shops and businesses and has a school and various public houses within the Parish.



## ACCOMMODATION

Part glazed front entrance door to the;

### ENTRANCE HALLWAY

With radiator and access to the cloakroom.

### CLOAKROOM/WC

With WC, wash hand basin, radiator and window to the front elevation.

### STUDY

14' 2" x 12' 11" maximum (4.33m x 3.95m), with radiator, two windows to the front elevation and a window to the side elevation.

### INNER HALLWAY

With stairs to the first floor.

### DINING ROOM

14' 7" x 11' 4" (4.47m x 3.47m), with radiator and window to the rear elevation.

### LIVING ROOM

21' 11" x 14' 3" maximum (6.69m x 4.36m) (Irregular shaped room), with two windows to the front elevation, two radiators, patio doors to the rear elevation and an open fireplace.

### KITCHEN

14' 7" x 10' 8" (4.47m x 3.27m), with a range of fitted units comprising of base cupboards and drawers with work surfaces over, inset stainless steel sink, further wall mounted eye level units, radiator and window to the rear elevation.

### UTILITY ROOM

11' 5" x 6' 5" plus recess (3.49m x 1.98m), with fitted base cupboards and drawers with work surfaces over, inset stainless steel sink, tall larder unit and an oil fired boiler.

### REAR ENTRANCE LOBBY

5' 11" x 3' 7" (1.81m x 1.10m), with door and window to the rear elevation and storage cupboard off (1.58m x 1.11m).

### FIRST FLOOR LANDING

With built-in airing cupboard housing the hot water cylinder.

### BEDROOM 1

14' 7" x 10' 8" (4.46m x 3.26m), with window to the rear elevation, radiator, wash hand basin, double wardrobe and access into eaves storage area which provides useful storage space.

### BEDROOM 2

12' 4" x 11' 4" plus built-in wardrobe (3.78m x 3.47m), with window to the rear elevation, radiator and built-in wardrobe.

### BEDROOM 3

14' 7" x 12' 0" maximum (4.45m x 3.66m), with window to the rear elevation, radiator and built-in storage cupboard.





#### BEDROOM 4

12' 1" x 6' 11" maximum (3.69m x 2.13m), with window to the front elevation and radiator.

#### BATHROOM

(irregular shaped room), with bath, wash hand basin and window to the front elevation.

#### SHOWER ROOM

4' 11" x 5' 10" (1.51m x 1.80m), with wash hand basin, WC, shower cubicle and window to the front elevation.

#### OUTSIDE

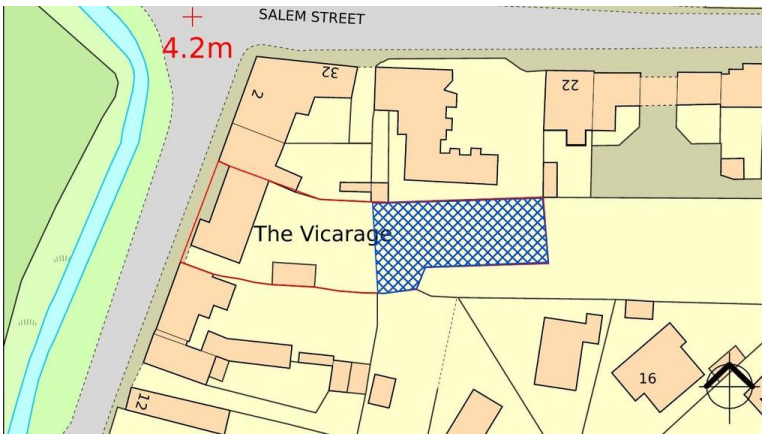
There is a small garden to the front of the property and a covered access to the front door. A driveway provides access to the right hand side of the house via a timber five bar gate leading to the Detached Single Garage. The rear garden is well-established and is laid to lawn with a good selection of flower borders and shrubs and a greenhouse. The garden is enclosed by a combination of timber panel fencing and brick walls.

#### DETACHED SINGLE GARAGE

22' 4" x 10' 0" (6.83m x 3.07m) (brick construction beneath a pitch tiled roof), with up and over door and a side entrance door.

#### DISCLAIMER

The property is sold as seen and please note that the buyer should, at their own expense, make arrangements for any repairs, alterations or upgrades they might require to be undertaken to the property.



**Ground Floor**  
Approx. 101.3 sq. metres (1090.2 sq. feet)



**First Floor**  
Approx. 74.6 sq. metres (802.8 sq. feet)



Total area: approx. 175.9 sq. metres (1893.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanIt.

An average provision would be attached to the blue hatched area in the title plan such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value of the blue hatched area, following the sale with the benefit of, or the implementation of, a planning permission for any use beyond that of garden ground or non-residential outbuildings ancillary to the main house. The seller is willing to split the title, with the blue hatched area having its own title deed subject to the average clause if needs be.

#### WEBSITE

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#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they do not themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys is any authority to make or give representation or warranty in relation to this property.
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