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29 Rutland Gardens, Gosberton PE11 4HR **BELVOIR!**

£379,950



### Key Features

- > EXTENDED DETACHED HOME
- > FOUR BEDROOMS
- > THREE RECEPTION ROOMS
- > BATH AND SHOWER ROOM
- > GENEROUS GARDENS
- > DOUBLE GARAGE
- > Tenure: Freehold
- > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this extremely well presented detached family home, situated in the popular village location of Gosberton. Gosberton boasts a primary school, local CO OP convenience store, dentist and medical centre, with easy access to Spalding and link roads. The accommodation in brief comprises of, entrance hall, lounge, dining room, fitted kitchen, utility, shower room, study/family room. Upstairs, four bedrooms, family bathroom. Externally, ample off road parking to the front, double garage, and generous rear garden. The property also has owned photovoltaic solar panels.

#### ENTRANCE HALL

Sealed unit double glazed door, stairs to first floor, radiator, under stairs storage cupboard.

#### LOUNGE

6.3m x 3.4m (20.7ft x 11.11ft)

UPVC double glazed windows to the front and rear elevation, feature fire place, two radiators, wall lighting points.





#### **DINING ROOM**

**3.1m x 3m (10.2ft x 10ft)**

UPVC double glazed bow window to the front elevation, radiator, serving hatch to kitchen/breakfast.

#### **KITCHEN/BREAKFAST**

**5.2m x 3.3m (17.1ft x 10.9ft)**

UPVC double glazed window to the rear elevation, range of fitted base and wall units, space for a range style cooker with canopy hood over, integrated dishwasher, 1 1/2 bowl sink unit, wall mounted central heating boiler providing domestic hot water and radiator heating, radiator, pantry.

#### **UTILITY AREA**

**4.8m x 3.3m (15.6ft x 10.9ft)**

UPVC double glazed door to the rear elevation, UPVC double glazed window to the side elevation, base unit with sink over, plumbing for washing machine, space for tumble dryer, space for freezer. Maximum measurements including shower room and pantry.

#### **SHOWER ROOM**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, tiled shower cubicle with electric shower, heated towel rail.

#### **STUDY/FAMILY ROOM**

**3.4m x 3.6m (11.1ft x 11.8ft)**

UPVC double glazed window to the rear and side elevation, radiator.



#### **LANDING**

UPVC double glazed window to the front elevation, access to loft space.

#### **BEDROOM 1**

**3.4m x 3.2m (11.11ft x 10.5ft)**

UPVC double glazed window to the front elevation, fitted wardrobes, radiator.

#### **BEDROOM 2**

**3.4m x 3.1m (11ft x 10.3ft)**

UPVC double glazed window to the front elevation, radiator

#### **BEDROOM 3**

**3.4m x 3m (11ft x 9.9ft)**

UPVC double glazed window to the rear elevation, radiator

#### **BEDROOM 4**

**3.2m x 2.8m (10.5ft x 9.3ft)**

UPVC double glazed window to the rear elevation, radiator. Airing cupboard housing hot water tank. Maximum measurements.





### **FAMILY BATHROOM**

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, radiator, tiling to walls.

### **EXTERNALLY**

**FRONT:** Ample off road parking on block paved drive leading to double garage, gated side access to rear.

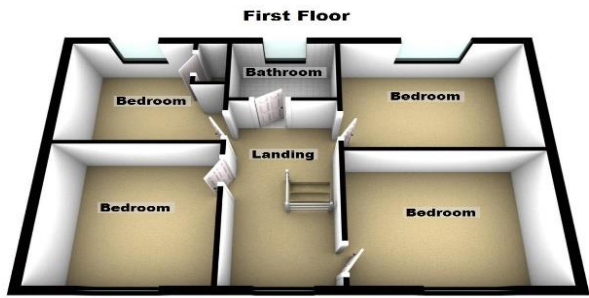
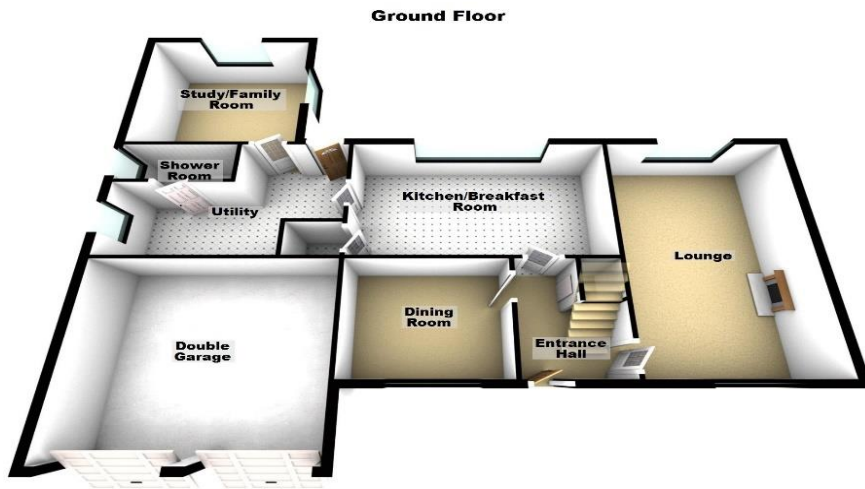
**SIDE:** Standing for timber storage shed, patio area.

**REAR:** Generous rear garden with patio area, laid to lawn with mature flower and shrub features, enclosed by fencing

### **DOUBLE GARAGE**

**5m x 4.7m (16.4ft x 15.4ft)**

Twin up and over doors, light and power connected, solar inverter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

# BELVOIR!

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01775 722475