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

£372,000



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 of Gosberton. Gosberton boasts a popular 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

20'5" X 12'1" (6.23m X 3.69m)

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



DINING ROOM

10'2" x 10'0" (3.10m x 3.06m)

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

KITCHEN/BREAKFAST

17'2" x 10'0" (5.23m x 3.06m)

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

15'8" x 10'8" (4.72m x 3.26m)

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

11'8" x 11'6" (3.56m x 3.50m)

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

10'10" x 10'0" (3.30m x 3.04m)

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

BEDROOM 2

11'1" x 10'8" (3.38m x 2.26m)

UPVC double glazed window to the front elevation, radiator

BEDROOM 3

11'1" x 9'6" (3.39m x 2.89m)

UPVC double glazed window to the rear elevation, radiator

BEDROOM 4

9'3" x 8'0" (2.83m x 2.45m)

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.

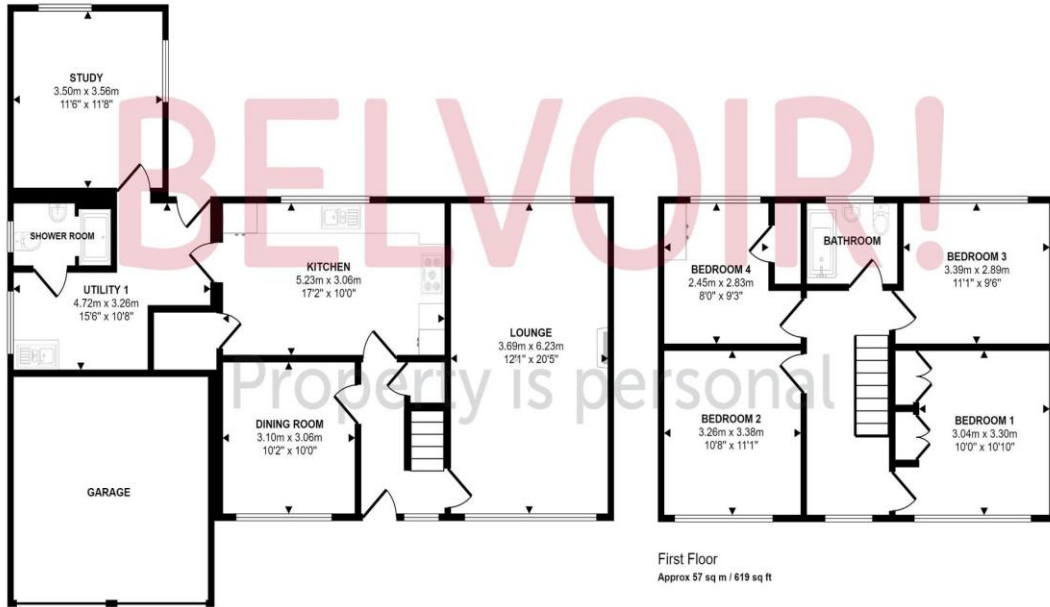
REAR: Generous rear garden with patio area, laid to lawn with mature flower and shrub features, enclosed by fencing

DOUBLE GARAGE

16'4 x 15'4" (4.97m x 4.67m)

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

Approx Gross Internal Area
166 sq m / 1788 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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