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13 Poachers Hide, Gosberton PE11 4PF

**BELVOIR!**

£199,950



## Key Features

- > SEMI DETACHED BUNGALOW
- > TWO BEDROOMS
- > UTILITY
- > SHOWER ROOM
- > GAS CENTRAL HEATING
- > GARAGE AND GARDENS
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this well presented two-bedroom semi-detached bungalow. Situated in the popular village of Gosberton. The village has a local shop, butchers, hairdresser, dental practise and doctors surgery and yet only a short distance from the Market Town of Spalding. The accommodation in brief comprises of entrance hall, lounge, fitted kitchen, utility, two bedrooms and shower room. Externally, off road parking, garage and a generous rear garden.

### ENTRANCE HALL

UPVC double glazed door, radiator, access to loft space, airing cupboard.

### LOUNGE

12'1" x 11'5" (3.7m x 3.5m)

UPVC double glazed window to the front elevation, feature fire surround, radiator

### KITCHEN

10'1" x 9'10" (3.1m x 3m)

UPVC double glazed window to the rear elevation, glazed door to utility, range of fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, built in oven, hob and cooker hood, radiator.



#### UTILITY ROOM

11'5" x 5'6" (3.5m x 1.7m)

UPVC double glazed windows to the side elevation, UPVC double glazed window to the front elevation, UPVC double glazed door to the rear elevation, wall mounted boiler providing domestic hot water and radiator heating, plumbing for washing machine.

#### BEDROOM 1

11'7" x 9'9" (3.53m x 2.97m)

UPVC double glazed window to the front elevation, radiator.

#### BEDROOM 2

10'11" x 8'1" (3.3m x 2.5m)

UPVC double glazed window to the rear elevation, radiator.

#### SHOWER ROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, vanity wash hand basin, over size easy access shower with screen, seat and grab rail, electric shower over, ornate radiator with integral towel rail, fully tiled.

#### EXTERNALLY

FRONT: Open plan to front elevation, gravel drive to side leading to single detached garage, gated access to the rear garden.  
REAR GARDEN: Enclosed by fencing, laid to lawn, feature gravel area with raised borders.

#### SINGLE GARAGE

Detached with up and over door, personal door to the side elevation.

Approx Gross Internal Area  
63 sq m / 678 sq ft



Floorplan

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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	75	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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# BELVOIR!

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