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3 Station Cottage, Station Road, Gosberton PE11 4HA

Offers in excess £165,000

**BELVOIR!**





## Key Features

- > PERIOD SEMI DETACHED PROPERTY
- > LOUNGE/DINER
- > SOLID FUEL HEATING
- > OFF ROAD PARKING
- > TWO BEDROOMS
- > UPVC DOUBLE GLAZING
- > Tenure: Freehold
- > EPC rating E

Belvoir incorporating Munton and Russell are pleased to offer this well presented two-bedroom period semi detached property situated on the edge of the village of Gosberton. In brief comprises of lounge with feature log burner, kitchen/diner, lobby, down stairs bathroom, two generous bedrooms, ample off road parking and enclosed rear garden. The property has been recently renovated and has new carpets throughout. Viewing is recommended.



## LOUNGE/DINER

15'10" x 10'0" (4.8m x 3m)

UPVC double glazed window to the front elevation, feature exposed beams, floor standing large solid fuel burner with feature brick surround and hearth, providing domestic hot water and radiator heating, radiator, door leading to stairs to first floor landing.

## KITCHEN

15'10" x 10'0" (4.8m x 3m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, tiled splash backs, space for washing machine and dishwasher, space for cooker, radiator, ceramic tiled floor, open window to the lounge.

## INNER LOBBY

UPVC double glazed door to the side elevation, part tiling to walls and tiling to floor, door to:

## BATHROOM

UPVC double glazed window to the side and rear elevation, four-piece suite comprising of WC, wash hand basin, panelled bath, shower cubicle, two radiators, tiled floor.





## FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, airing cupboard housing hot water tank.

## BEDROOM 1

15'11" x 10'0" (4.8m x 3m)

Two UPVC double glazed windows to the front elevation, over stairs cupboard, radiator.

## BEDROOM 2

10'2" x 8'11" (3.1m x 2.7m)

UPVC double glazed window to the rear elevation, radiator.

## EXTERNALLY

To the front of the property, low retaining wall with gated access, to the right hand side we have off road parking, gated access to the rear garden.

## REAR GARDEN

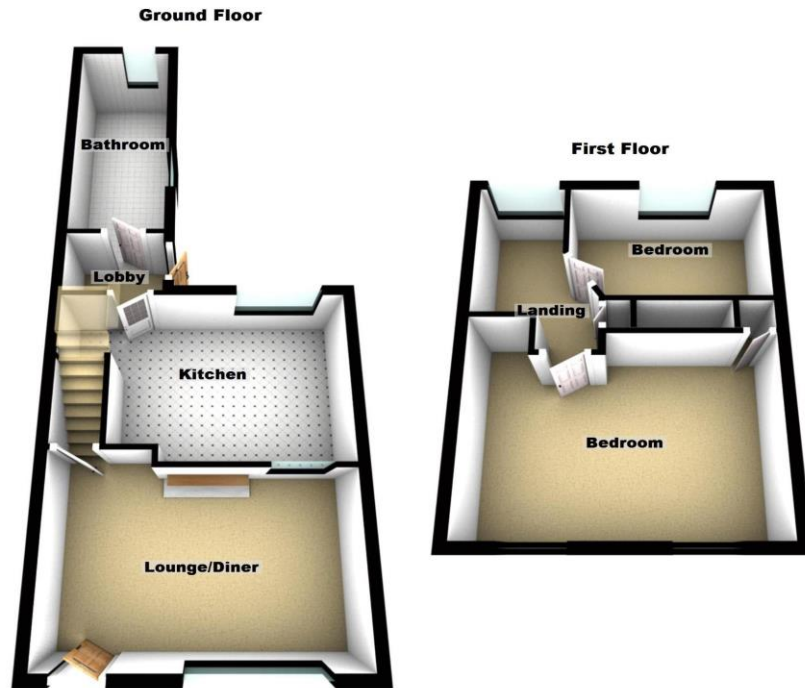
Enclosed by fencing, patio area leading to raised garden area, timber storage enclosure.

Drainage is via Septic Tank.

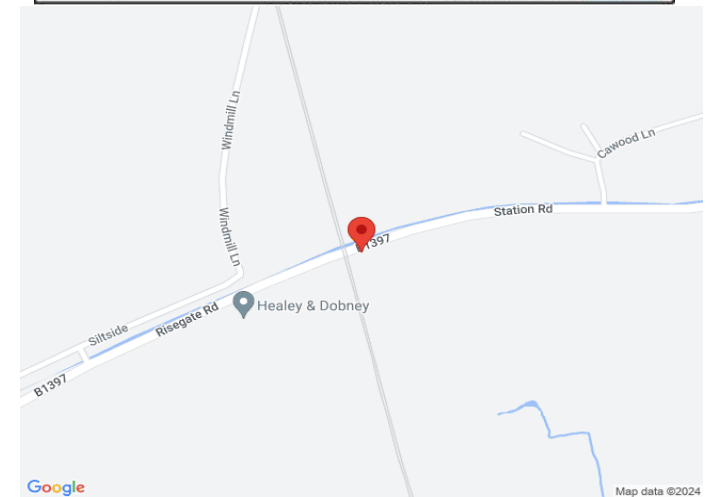








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Contact us today to arrange a viewing...

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