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1 High Street, Gosberton PE11 4NW

£230,000

BELVOIR!



Key Features

- > DETACHED HOME
- > THREE BEDROOMS
- > THREE BATHROOMS
- > LOUNGE, DINING AREA, OFFICE
- > KITCHEN/DINER
- > ENCLOSED REAR GARDEN
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this unique detached property situated on the edge of the popular village of Gosberton. The village has various facilities including local shop, primary school, medical practise, yet only a short drive to the market town of Spalding. The property will require some updating but offers flexible and spacious accommodation. In brief we have, entrance porch, lounge, dining area, inner reception room, bathroom, kitchen with further dining area, utility and rear lobby. To the first floor three double bedrooms, en suite bathroom, office, further bathroom. Externally, courtyard area, enclosed garden area, brick built storage shed.





ENTRANCE PORCH

UPVC double glazed windows and door, internal door to:

BOOT ROOM

7'11" x 9'10" (2.4m x 3m)

UPVC double glazed window, radiator.

BATHROOM

UPVC double glazed window, three piece suite comprising of WC wash hand basin, panelled bath, radiator.

LOUNGE

11'5" x 27'8" (3.5m x 8.4m)

Two UPVC double glazed windows, feature fire place with plinths, three radiators. Step leading to:

SPLIT LEVEL DINING AREA

11'6" x 11'8" (3.5m x 3.6m)

Two UPVC double glazed windows, radiator, serving hatch.

DINING RECEPTION

11'10" x 12'0" (3.6m x 3.7m)

Stairs to first floor landing, radiator, access to under stairs niche with UPVC double glazed window, arch to rear entrance, arch to kitchen:

KITCHEN

11'7" x 13'6" (3.5m x 4.1m)

Two UPVC double glazed windows, UPVC double glazed windows, range of fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, built in oven hob and hood, plumbing for washing machine.

LOBBY

UPVC double glazed windows, storage cupboard.

UTILITY

4'10" x 7'5" (1.5m x 2.3m)

UPVC double glazed door and side panel, base unit with sink, wall mounted boiler, radiator.







FIRST FLOOR LANDING

UPVC double glazed door to roof terrace, access to loft space, radiator.

BEDROOM 1

11'11" x 12'2" (3.6m x 3.7m)

UPVC double glazed window, radiator.

EN SUITE BATHROOM

Step down, UPVC double glazed window, five piece suite comprising of WC, twin wash hand basins, shower cubicle, panelled bath, radiator. Airing cupboard.

BEDROOM 2

11'10" x 15'2" (3.6m x 4.6m)

UPVC double glazed window, radiator.

BEDROOM 3

11'9" x 11'11" (3.6m x 3.6m)

UPVC double glazed window, radiator.

OFFICE

8'4" x 8'5" (2.5m x 2.6m)

Internal window to landing, radiator.

BATHROOM

UPVC double glazed window, three piece suite comprising of WC, wash hand basin, panelled bath, radiator.

EXTERNALLY

FRONT: Mature garden leading to porch.

SIDE: Tall iron gates leading to courtyard area, leading to rear garden, patio area, brick built storage shed, standing for greenhouse, mature garden with lawn and shrub borders.

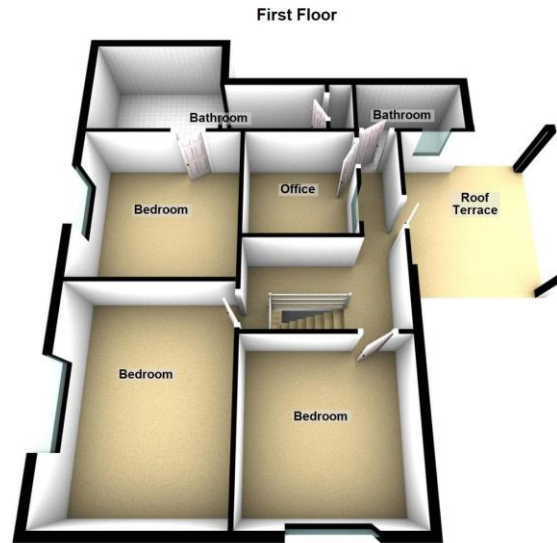
BRICK BUILT STORAGE SHED


12'5" x 12'7" (3.8m x 3.8m)

Pitched roof, part partition, two doors.







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

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