



36 Welby Drive, Gosberton, Spalding, PE11 4HU

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Freehold

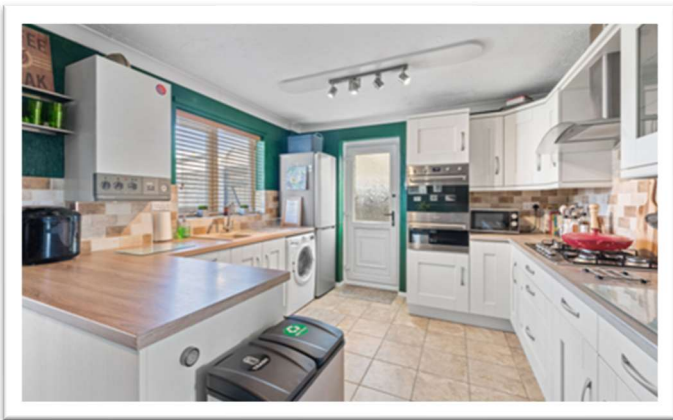
Offers in the region of £220,000



## Key Features

- Detached bungalow
- Two bedrooms
- Lounge, dining kitchen & conservatory
- Shower room & cloakroom
- Driveway, car port & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A detached bungalow in a popular residential location in the village of Gosberton. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, inner hall, two bedrooms, shower room and cloakroom. Outside the property has ample off-road parking, a car port & garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having built-in cupboard and door to the:

#### LOUNGE

5.19m x 4.71m (17'0" x 15'6")

(max) Having window to side elevation, coved ceiling, two radiators and fireplace with inset electric fire.

#### DINING KITCHEN

5.05m x 3.29m (16'7" x 10'10")

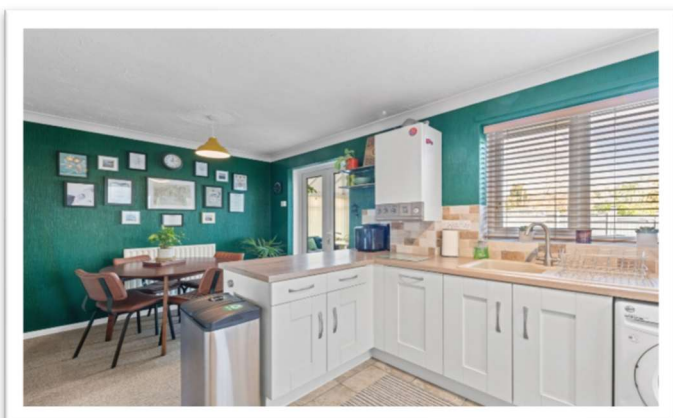
Having window to rear elevation, part glazed door to side elevation, coved ceiling, radiator and tiled floor to kitchen area.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over, space for upright fridge/freezer to side. Work surface return with cupboards & drawers under. Further work surface with inset gas hob, cupboards & drawers under, cupboards & cooker hood over. Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with cupboards under & over. French doors to the:

#### CONSERVATORY

3.98m x 3.78m (13'1" x 12'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, radiator and tiled floor.





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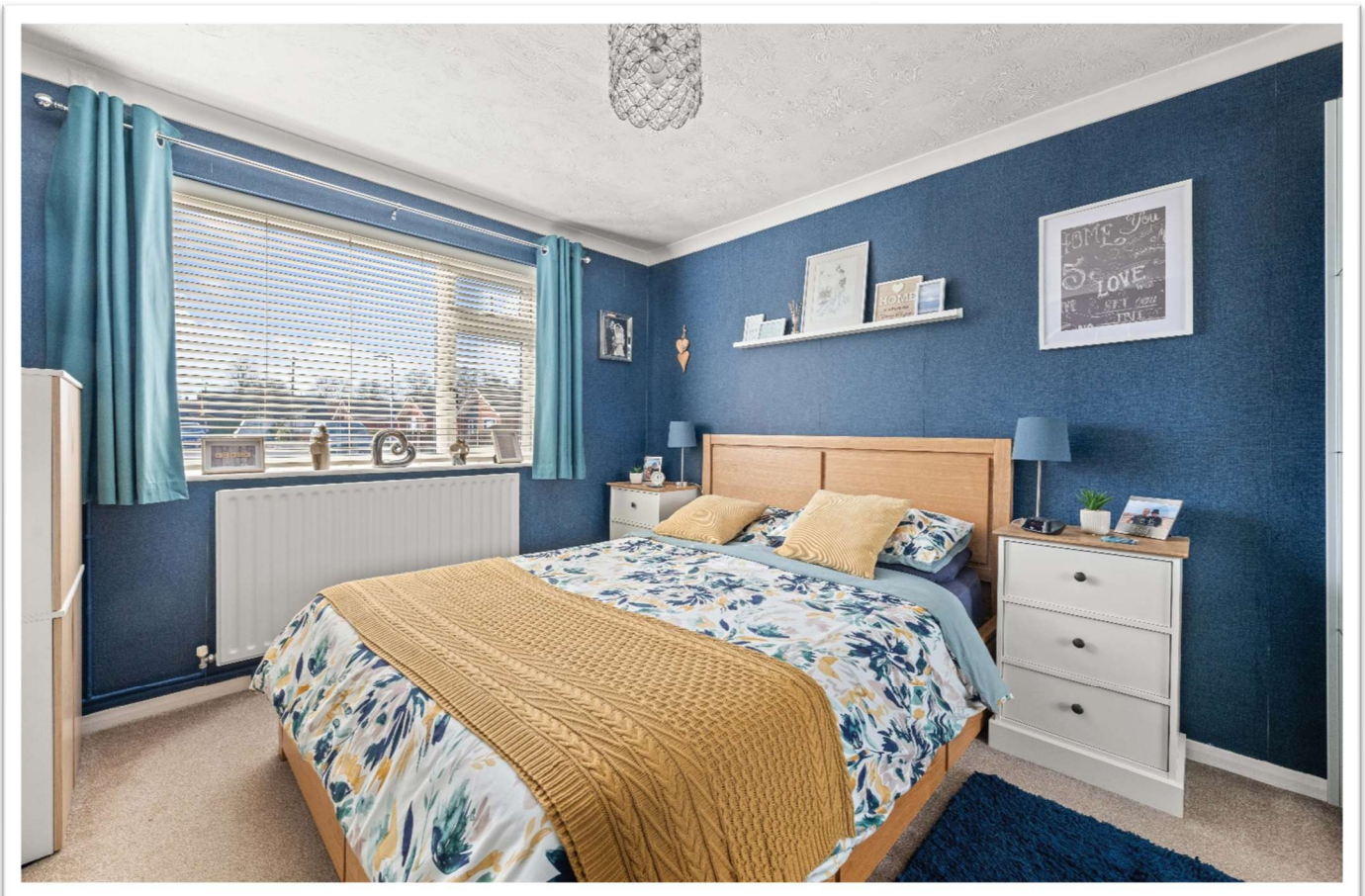
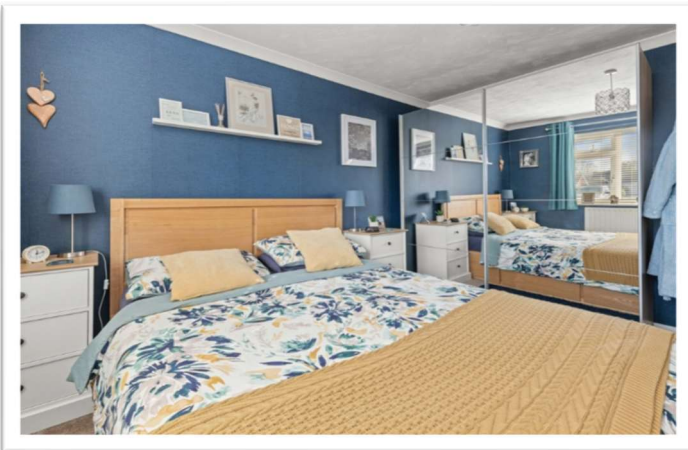
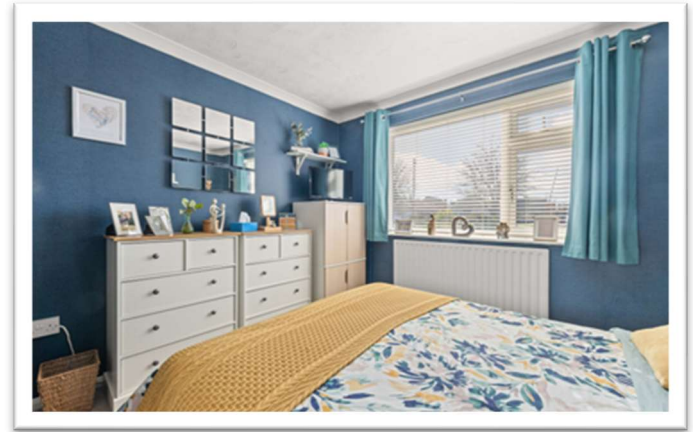
### INNER HALL

Having coved ceiling, radiator and access to part boarded loft space with ladder & light.

### BEDROOM ONE

3.66m x 3.17m (12'0" x 10'5")

Having window to front elevation, coved ceiling and radiator.





### BEDROOM TWO

3.28m x 2.83m (10'10" x 9'4")

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

### SHOWER ROOM

1.84m x 1.71m (6'0" x 5'7")

Having window to side elevation, coved ceiling, radiator, part tiled walls and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

### CLOAKROOM

1.85m x 0.84m (6'1" x 2'10")

Having window to side elevation, close coupled WC and hand basin.

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### EXTERIOR

To the front of the property there is a low maintenance gravelled garden with inset shrubs. A driveway provides ample off-road parking and leads to gated access to a car port and the:

### GARAGE

Having up-and-over door, side service door, light and power.

### REAR GARDEN

Being enclosed and low maintenance. Having gravelled & paved seating area and footpath, garden shed with power and two raised vegetable plots.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.









## Floorplan



Total area: approx. 91.8 sq. metres (988.0 sq. feet)



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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)