



BRADLEY JAMES

ESTATE AGENTS



34 Churchfleet Lane, Gosberton, Spalding, Lincolnshire, PE11 4NE

Asking price £169,950

- NO CHAIN
- MODERN BOILER
- KITCHEN DINER
- TWO REAR GARDENS
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- NEWLY FITTED SHOWER ROOM
- LOUNGE
- THREE BEDROOMS
- ROOM FOR OFF ROAD PARKING TO THE FRONT AND THE REAR
- WALKING DISTANCE TO LOCAL SHOPS, TEA ROOM AND BUTCHERS

34 Churchfleet Lane, Spalding PE11 4NE

Bradley James Estate Agents are pleased to offer for sale this NO CHAIN semi detached house which is nestled on Churchfleet Lane in the charming village of Gosberton. This semi-detached house presents an excellent opportunity for families or first-time buyers. With three well-proportioned bedrooms and a modern newly fitted shower room, this home is both practical and inviting. The property boasts a spacious reception room that flows seamlessly into a kitchen diner, perfect for family meals and entertaining guests.

There is a separate entrance hall, while the lounge at the front provides a cosy retreat. The property has been thoughtfully prepared for new owners, with carpets removed, allowing you to personalise the space to your taste. A modern boiler ensures comfort and efficiency throughout the seasons.

Outside, the front garden offers potential for off-road parking, while the rear garden is divided into two sections. The first part, accessible from the kitchen diner, is ideal for outdoor dining or play, and the second section, laid to lawn, provides ample space for gardening or additional parking if required. Vehicle access to the rear enhances convenience, making this property a practical choice for those with multiple vehicles.

Situated within walking distance to essential amenities, including a doctors' surgery, dentist, Co-op with post office, butcher, Victoria tea rooms, primary school, and a premier shop, this location is perfect for those seeking a community-oriented lifestyle. With no onward chain, this delightful home is ready for you to move in and make it your own.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall with stairs leading up to the first floor accommodation.

Lounge

14'0 x 13'0

UPVC double glazed window to front, electric fireplace, radiator, power points and TV point.

Kitchen

17'3 x 8'0

Two UPVC double glazed windows to the rear, UPVC obscured double glazed door to the rear, base units with worksurface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and plumbing for washing machine, space and point for fridge freezer, tiled splashback, power points, radiator, Worcester Bosch boiler and under stairs storage cupboard/pantry.

Landing

UPVC double glazed window to side, power point, loft hatch and radiator.

Bedroom 1

12'0 x 9'0

UPVC double glazed window to the rear, power points and storage cupboard with shelving.

Bedroom 2

11'1 x 9'2

UPVC double glazed window to the front and power points.

Bedroom 3

8'8 x 8'1

UPVC double glazed window to the rear and power points.

Shower Room

Newly refitted, UPVC obscured double glazed window to the front, separate shower with a built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer taps over and wall mounted heated towel rail.

Outside

The front garden is laid to lawn but can be made into off-road parking if needed, the side access leads to the rear garden which enclosed by panel fencing to the sides and open to the rear. There is an outside store room, shed and the rest is laid to lawn. There's a shared drive which goes to the rear and then the second part of the garden is laid to lawn.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

