



BRADLEY JAMES

ESTATE AGENTS



69 High Street, Gosberton, Spalding, PE11 4NJ

Asking price £230,000

- HI SPEC FINISH
- THREE BATHROOMS
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO GOSBERTON AMENITIES
- OPEN PLAN INTEGRATED KITCHEN DINER
- FOUR BEDROOMS
- COSY LOUNGE
- DECEPTIVELY SPACIOUS
- WALKING DISTANCE TO PRIMARY SCHOOL

69 High Street, Spalding PE11 4NJ

4,3,2,1..... 4 Bedrooms, 3 Bathrooms, 2 Reception Rooms and 1 Garage.

This property is not your typical terrace; it has been finished to a high standard and offers a remarkable amount of accommodation. A viewing is essential to truly appreciate the size and quality of this beautiful home in the heart of Gosberton.

Nestled on the High Street in Gosberton, this deceptively spacious property offers a perfect blend of modern living and traditional charm. Recently transformed by the current owners, the property boasts a high-spec integrated open-plan kitchen diner, complete with French doors that lead to a beautifully landscaped, low-maintenance rear garden. This outdoor space is ideal for relaxation or entertaining.

Inside, the home features a cosy lounge at the front, providing a warm and inviting atmosphere. The property comprises four generously sized bedrooms, with three particularly spacious, ensuring ample room for family or guests. The convenience of a downstairs shower room, alongside an upstairs family bathroom and an en-suite to the master bedroom, adds to the practicality of this well-designed home.

For those with vehicles, off-road parking is available for two to three cars, thanks to the single detached garage. The property is beautifully decorated throughout, showcasing modern internal doors and high-quality



Council Tax Band: B



Entrance Hall

Wooden obscured glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, power points, radiator, telephone point and skimmed and coved ceiling.

Lounge

15'2 x 10'4

Wooden sealed double glazed window to the front, radiator, power points, TV point, telephone point, skimmed and coved ceiling and under stairs storage cupboard.

Kitchen Diner

19'3 x 13'5 x 6'7

Newly fitted kitchen diner, UPVC double glazed window to the side with inset blinds, UPVC obscured double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated fridge, integrated freezer, integrated washing machine, integrated bin drawer, integrated Neff hide and slide electric oven and grill, integrated Neff convection oven and microwave, integrated Neff induction hob with Neff extractor over with inset lights, tiled splashback, power points, vertical wall mounted radiator, skimmed ceiling with inset spotlights and a Viessmann boiler housed in a kitchen cupboard.

Downstairs Shower Room

Wooden obscured sealed double glazed window to the rear, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash hand basin with taps over, WC with push button flush, wall mounted heated towel rail, double shaver point, extractor fan and skimmed and coved ceiling.

Landing

Loft hatch, radiator, power points and skimmed and coved ceiling.

Family Bathroom

Wooden obscured double glazed window to the rear, panel bath with taps over, WC with push button flush, pedestal wash hand basin with taps over, double shaver point, radiator, skimmed and coved ceiling with extractor fan and airing cupboard with shelving.

Bedroom 1

13'6 x 11'5

Wooden sealed double glazed window to the front with internal secondary glazing, radiator, power points, TV point and skimmed and coved ceiling.

Bedroom 1 En-suite

Ensuite shower room, wooden obscured sealed double glazed window to side, WC with push button flush, pedestal wash hand basin with taps over, separate shower cubicle which is fully tiled with a built-in mixer shower, double shaver point, wall mounted heated towel rail, skimmed and coved ceiling and extractor fan.

Bedroom 2

14'3 x 11'5 max

Wooden sealed double glazed windows to the front, radiator, power points, TV point, skimmed and coved ceiling and single storage cupboard.

Bedroom 3

13'6 x 9'4

Wooden sealed double glazed window to the rear, radiator, power points, TV points and skimmed and coved ceiling.

Bedroom 4

9'3 x 7'2

Wooden sealed double glazed window to the rear, radiator, power points, TV points and skimmed and coved ceiling.

Outside

There's a low-level brick wall and decorative chipping front garden, storm porch with courtesy light, side gated access leading to the low maintenance private rear garden which is enclosed by panel fencing, patio seating area, decking seating area, raised flowerbeds, AstroTurf, outside lights, outside tap and off-road parking to the rear with further off road parking to the side of the detached single garage.

Detached Single Garage

Has a metal up and over door.







Viewings

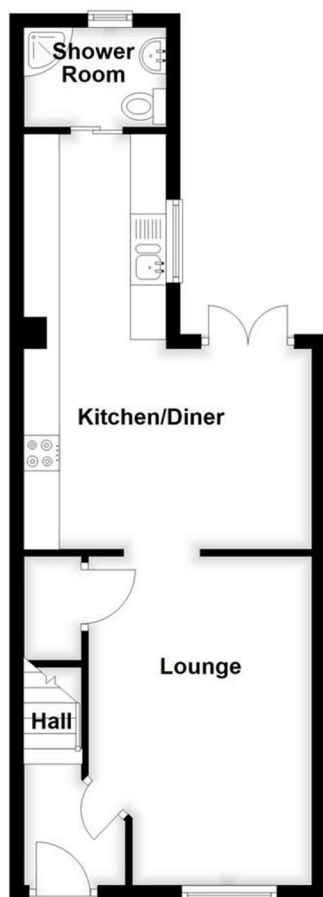
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)

