



**Benador Chesboule Lane, Gosberton Risegate, Spalding,  
PE11 4EU**

**welcome to**

**Benador Chesboule Lane, Gosberton Risegate Spalding**

\*FIELD VIEWS - ESSENTIAL VIEW\* FOUR BEDROOM DETACHED HOUSE NESTLED WITHIN THE IDYLIC VILLAGE LOCATION OF GOSBERTON RISEGATE.



### **Entrance Hall**

Double glazed entrance door to the front aspect leads into the property.

Telephone point

Double glazed window to the front aspect.

### **Cloakroom**

Tiled walls, wash hand basin and WC.

Double glazed window to the side aspect.

### **Lounge**

11' 8" x 20' 5" ( 3.56m x 6.22m )

Feature log burner, carpeted flooring, radiator, wall lights.

Double glazed bay window to the front aspect.

### **Kitchen**

9' 4" x 11' 7" ( 2.84m x 3.53m )

Fitted kitchen comprising of wall and base units with worksurfaces over, one and a half bowl sink/drainers, double electric oven with electric hob and extractor fan over, space for dishwasher, space for dining table, room for fridge/freezer, understair cupboard.

Double glazed window to the rear aspect.

### **Utility Room**

5' 1" x 5' 5" ( 1.55m x 1.65m )

Plumbing for washing machine, storage.

Door to the side aspect.

### **Conservatory**

11' 4" x 9' 10" ( 3.45m x 3.00m )

Carpeted flooring

Double glazed window to the rear aspect.

Double glazed doors to the rear aspect.

### **Landing**

Loft access via ladder, radiator, carpeted flooring

Double glazed window to the front aspect.

### **Bedroom One**

10' 1" x 11' 4" ( 3.07m x 3.45m )

Radiator and carpeted flooring

Double glazed window to the front aspect.

### **Bedroom Two**

11' 9" x 8' 10" ( 3.58m x 2.69m )

Radiator, carpeted flooring

Double glazed window to the front aspect.

### **Bedroom Three**

7' 3" x 10' 8" ( 2.21m x 3.25m )

Carpeted flooring, radiator, airing cupboard

Double glazed window to the rear aspect.

### **Bedroom Four**

11' 9" x 11' 9" ( 3.58m x 3.58m )

Carpeted flooring and radiator

Double glazed window to the rear aspect.

### **Bathroom**

Four piece suite comprising of a bath, separate shower cubicle, wash hand basin and WC. Partly tiled, extractor fan, laminate flooring, radiator.

Double glazed window to the rear aspect.

### **Exterior**

Extensive gravel driveway leads to a single garage allowing for ample off-road parking for multiple vehicles, laid to lawn front garden comprising of a variety of mature trees and shrubs.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area and boasting open field views.

### **Agents Notes**

Please note that there is potential to knock through to the garage and create a fifth bedroom/reception room.



**view this property online** [williamhbrown.co.uk/Property/SDG111216](http://williamhbrown.co.uk/Property/SDG111216)



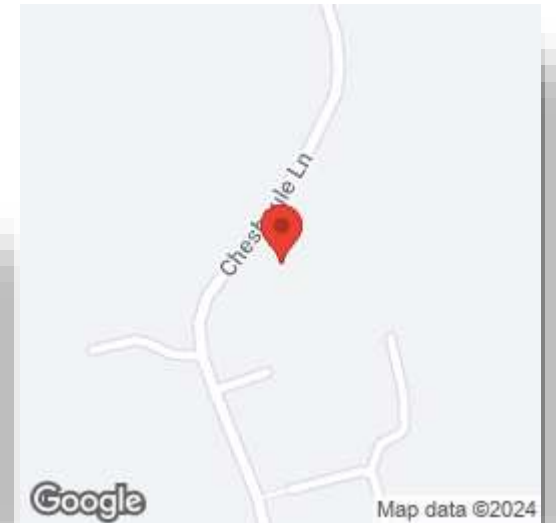
welcome to

## Benador Chesboule Lane, Gosberton Risegate Spalding

- WELL-PRESENTED, SPACIOUS INTERIOR
- IDYLIC VILLAGE LOCATION
- ENCLOSED REAR GARDEN / FIELD VIEWS
- EXTENSIVE DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: Awaited

# £280,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG111216](http://williamhbrown.co.uk/Property/SDG111216)



Property Ref:  
SDG111216 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**