



**Siltside, Gosberton Risegate Spalding PE11 4ET**



**welcome to**

**Siltside, Gosberton Risegate Spalding**

**\*DON'T MISS OUT! - VIEWING ESSENTIAL IN ORDER TO APPRECIATE THE ACCOMMODATION OFFERED!!\* TWO BEDROOM DETACHED HOUSE  
NESTLED WITHIN THE POPULAR VILLAGE OF GOSBERTON RISEGATE**



### Entrance Hall

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

Thermostat, staircase boasting understair storage leads to the first floor accommodation.

### Cloakroom

Tiled flooring, thermostat, wash hand basin and W/C.

Double glazed window

### Lounge

17' 2" x 16' 10" ( 5.23m x 5.13m )  
Carpeted flooring and thermostat

Double glazed bay window

### Dining Room

12' 9" x 13' 1" ( 3.89m x 3.99m )  
Carpeted flooring, thermostat

Double glazed french doors leading into the rear garden.

### Kitchen

8' 9" x 8' 7" ( 2.67m x 2.62m )  
Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drainers, tiled splashback, laminate flooring, space for fridge/freezer, integrated oven with induction hob, integrated microwave and dishwasher, thermostat.

Double glazed window  
Double glazed patio doors leading into the rear garden.

### Landing

Carpeted flooring, fitted wardrobes, radiator, thermostat, airing cupboard

Double glazed window  
Double glazed skylight.

### Bedroom One

13' 1" x 16' 4" ( 3.99m x 4.98m )  
Fitted wardrobe, carpeted flooring, thermostat and radiator

Double glazed window

### Bedroom Two

17' x 9' 3" ( 5.18m x 2.82m )  
Carpeted flooring, thermostat, radiator

Double glazed window

### Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Partly tiled, heated towel rail, anti-fog mirror, laminate flooring, thermostat.

Double glazed window

### Workshop

15' 3" x 8' 2" ( 4.65m x 2.49m )  
Power and lighting

### Exterior

Gravel driveway allowing for parking for two vehicles

Rear Garden:  
Enclosed low maintenance patio garden comprising of a modern water treatment plant, garden shed, air source heat pump and workshop.

### Agents Notes

Please note that the ground floor of this property benefits from underfloor heating



**view this property online** [williamhbrown.co.uk/Property/SDG112158](http://williamhbrown.co.uk/Property/SDG112158)



**welcome to**

## **Siltside, Gosberton Risegate Spalding**

- TWO BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- WELL-PRESENTED THROUGHOUT
- UNDERFLOOR HEATING ON GROUND FLOOR
- BUILT WITHIN THE LAST YEAR

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG112158](http://williamhbrown.co.uk/Property/SDG112158)



Property Ref:  
SDG112158 - 0006

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)**