



**Westhorpe Road, Gosberton Spalding PE11 4EP**

**welcome to**

## **Westhorpe Road, Gosberton Spalding**

William H Brown are pleased to present The Woodlawns, an immaculately presented and deceptively spacious three bedroom detached family home set with a generous size plot in the highly sought after village location of Gosberton. This beautifully maintained property offers exceptional versatility.



### Entrance Porch

with wood effect ceramic flooring and open plan access to:

### Entrance Hall

A welcoming entrance hall sets the tone with neutral décor and quality wood effect flooring, providing access to all principal rooms, having stairs to first floor with storage cupboard beneath.

### Lounge

25' 9" x 10' 10" ( 7.85m x 3.30m )

UPVC Double glazed window to the front. A spacious and inviting dual-aspect lounge with French doors leading to the rear garden with views over the surrounding countryside. A feature log burner adds warmth and character, making this the perfect space for relaxing or entertaining.

### Kitchen

18' 3" x 8' 11" ( 5.56m x 2.72m )

UPVC Double glazed window to the rear having a range of wall and base units, wood effect work surfaces and one and a half bowl ceramic sink. Integrated range double oven with five ring induction hob, extractor, fridge and dishwasher. Wood effect ceramic tiled floor, door to utility and open plan access to: Utility Room & Cloakroom & Family Room.

### Snug

18' 1" x 9' 9" ( 5.51m x 2.97m )

UPVC Double glazed window to the front aspect, Situated adjacent to the kitchen, could be used for formal dining offering ample space for family meals or dinner parties. This room has wood effect ceramic tiled flooring and French doors to the conservatory.

### Conservatory

10' 10" x 13' 2" ( 3.30m x 4.01m )

Step into a beautifully spacious conservatory that seamlessly blends indoor comfort with the charm of outdoor living. Flooded with natural light, this spacious extension offers a versatile area perfect for dining, entertaining or simply relaxing while enjoying the views of the garden. Elegant French doors open directly onto a generously sized garden, creating a wonderful flow between the home and its outdoor space - ideal for quiet morning coffee in the sun. Wood effect ceramic tiled flooring.

### Utility

7' 6" x 6' 5" ( 2.29m x 1.96m )

This practical and well-appointed utility room features a durable

upvc window, allowing plenty of natural light, and a charming stable door providing convenient access to the rear of the property. Thoughtfully designed for everyday use with space and plumbing for a washing machine and tumble dryer and additional storage. The utility room also benefits from direct access to downstairs toilet, adding to the functionality and convenience of the home. Wood effect ceramic tiled floor, wall mounted LPG gas boiler.

### Wc

7' 5" x 2' 10" ( 2.26m x 0.86m )

UPVC Double glazed window to the rear comprising two piece suite of WC and sink. Wood effect ceramic tiled floor.

### Landing

UPVC Double glazed windows to the front aspect, having loft access and doors off to all first floor rooms, carpet flooring, chrome double sockets.

### Bedroom 1

12' 4" x 10' 6" ( 3.76m x 3.20m )

UPVC Double glazed window to the rear, large double room with stunning views across open fields, offering a serene retreat. Ceiling light and sockets.

### Bedroom 2

13' x 10' 6" ( 3.96m x 3.20m )

UPVC Double glazed window to the front, carpet flooring, sockets, another generously sized double bedroom.

### Bedroom 3

7' 5" x 9' 4" ( 2.26m x 2.84m )

UPVC Double glazed window to the rear, carpet flooring, inset spotlights, sockets. A well-proportioned third bedroom, ideal for a home office, guest room, or child's bedroom.

### Shower Room

10' 6" x 5' 11" ( 3.20m x 1.80m )

This exquisite bathroom offers a perfect blend of luxury and functionality, thoughtfully designed to the highest standard. At its heart sits a stunning freestanding roll top bath, ideal for unwinding in style with shower attachment. A separate double walk in shower provides a spa like experience, featuring a sleek rainfall shower head and a convenient handheld attachment with glass shower screen. The space is completed by a stylish his and hers vanity units with twin sinks, offering both elegance and practicality, along with a modern, low level toilet. Finished with premium fixtures and tasteful decor, this bathroom is a true

sanctuary within the home. UPVC Double glazed window to the side. Extractor and heated towel rail.

### Annexe

This charming one bedroom self-contained annexe offers comfortable and modern living, ideal for guests, extended family or independent living. The open plan kitchen is fitted with contemporary units and includes an integrated electric oven, four ring induction hob, and a stainless steel extractor hood perfect for everyday cooking. The bright and airy living room benefits from upvc double glazed French doors that open directly onto the garden, along with a Velux window that floods the space with natural light. A separate shower room features a sleek walking shower, toilet and sink, completing this well designed private living space. The annexe boasts a generously sized bedroom with plush carpet flooring, inset spotlights and a window overlooking the garden - creating a bright, peaceful retreat. Having its own raised timber decking, fully enclosed by low level timber fencing and with external power sockets. Ample space for outside seating and offering views over the garden and open fields to the rear.

### Open Plan Kitchen Living Area

11' 9" x 11' 11" ( 3.58m x 3.63m )

having fitted wall and base units, work surfaces and a one and a half bowl ceramic sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Laminate floor

### Bedroom

12' 1" x 10' 9" ( 3.68m x 3.28m )

UPVC Window to the front aspect, carpet flooring, inset spotlights, sockets & loft access.

### Shower Room

4' 7" x 8' ( 1.40m x 2.44m )

UPCV Double glazed window to the rear comprising three piece suite of WC, inset sink and walk-in double shower cubicle with thermostatic shower. Extractor and heated towel rail

### Outside

The property is approached via a timber five bar gate and separate pedestrian gate, opening into a generous gravel driveway that provides ample off road parking for multiple vehicles. To the front, you'll find a block paved pathway and pleasant seating area - ideal for enjoying the morning sun along with a timber log store and a garden shed for additional storage. Practical features include outside electric sockets and security lighting for added convenience and peace of mind.



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## **Westhorpe Road, Gosberton Spalding**

- IMMACULATLY PRESENTED THREE BEDROOM EXECUTIVE DETACHED HOUSE
- ONE BEDROOM DETACHED ANNEXE WITH EXTERNAL DECKING & SEATING
- TWO RECEPTION ROOMS, KITCHEN, UTILITY & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE PARKING, ENCLOSED GARDENS & OPEN FIELD VIEWS

Tenure: Freehold EPC Rating: E  
Council Tax Band: C



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112594 - 0008

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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.



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