

Elmtree Cottage, Risegate Road, Gosberton, SPALDING, PE11



welcome to

Elmtree Cottage Risegate Road, Gosberton SPALDING

CHARMING FOUR BEDROOM CHARACTER HOUSE SITUATED WITHIN THE VILLAGE OF GOSBERTON RISEGATE..













Entrance Hall

With windows to front and rear aspects, feature fireplace, radiator and carpet flooring

Lounge

17' 2" max x 15' 9" (5.23m max x 4.80m) With window to front and rear, feature log burner set within a brick fireplace, wall lights and patio doors

Kitchen/breakfast Room

18' 8" x 14' 9" ($5.69m \times 4.50m$) Fully fitted kitchen comprising of wall and base units with worksurfaces over, sink drainer which is a 1 1/2 bowl, oven, hob and cooker hood, integral dishwasher and microwave.

Triple aspect double glazed windows. Door leading to: utility

Utility Room

12' 1" x 8' 7" (3.68m x 2.62m) With fitted units, sink drainer, plumbing for washing machine

Downstairs Wc

Wash hand basin and WC

Landing

Access to loft

Double glazed window to the rear aspect.

Bedroom One

15' 8" x 12' 11" ($4.78m\ x\ 3.94m$) Window to front and rear, and radiator

Please note that this room has a sloped ceiling.

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, radiator.

Please note that this room has a sloped ceiling.

Bedroom Two

14' 8" x 12' 11" (4.47m x 3.94m) Triple aspect double glazed windows.

Please note that this room has a sloped ceiling.

Bedroom Three

14' 1" x 10' 9" (4.29m x 3.28m) Window to front and side,

Bedroom Four

12' 6" x 9' 4" (3.81m x 2.84m) window to the front, currently used as study, access to loft

Bathroom

Window to front, with bath, wc and wash hand basin

Exterior

with gated access to front and gravelled driveway for parking, there are extensive fruit trees, shrubs and a recently laid Indian stone patio seating area.

Outbuilding

23' 9" x 10' 4" (7.24m x 3.15m) Substantial outbuilding with partition.





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- CHARACTER PROPERTY
- FOUR BEDROOMS
- GENEROUS PLOT
- VILLAGE LOCATION
- AMPLE PARKING

Tenure: Freehold EPC Rating: E

offers in excess of

£410,000





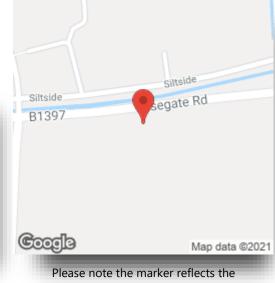
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Property Ref: SDG108745 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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Please note the marker reflects the postcode not the actual property

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