



**Elmtree Cottage, Risegate Road, Gosberton, SPALDING, PE11  
4EZ**



**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 x 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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## Elmtree Cottage Risegate Road, Gosberton SPALDING

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

Tenure: Freehold EPC Rating: E

offers in excess of

**£410,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG108745 - 0007

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