



EVERGREEN, 76A RISEGATE ROAD

GOSBERTON RISEGATE,, PE11 4EY

£350,000
FREEHOLD

This **immaculately presented detached family home** offers modern living in a **stunning rural setting**. Boasting **spacious and stylish interiors**, including a breathtaking **open-plan kitchen/diner**, luxurious **master suite with dressing room and en-suite**, and **generous bedrooms**, it's designed for comfort and elegance. Set on a **large plot**, the property features a **beautifully maintained garden**, **ample parking**, and a **versatile outbuilding/garage**. A perfect blend of contemporary style and countryside charm—this home is a must-see!

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• Stunning Detached Home • Sought-After Rural Location • Spacious Modern Interiors • Luxury Open-Plan Kitchen • Master Suite & Dressing Room • Large Landscaped Garden • Ample Driveway Parking • Versatile Outbuilding/Garage • High-Spec Finish Throughout • Energy Efficient Air Source Heat Pump



Entrance Hall

Entrance Hall (4.27m x 2.11m / 14'0" x 6'11")
Step into this impressive entrance hall, where a bright and airy space sets the tone for this immaculately presented home. With a sleek modern finish and ample room for coats and shoes, this welcoming area leads seamlessly to the main living spaces.

Lounge

Lounge (3.96m x 4.65m / 13'0" x 15'3")
A stylish yet cozy lounge designed for relaxation, featuring large windows that flood the space with natural light. The generous proportions allow for flexible furniture arrangements, making it the perfect spot for unwinding with family or entertaining guests.

Kitchen/Diner

Kitchen/Diner (4.22m x 6.86m / 13'10" x 22'6")
The heart of the home—this stunning open-plan kitchen and dining area is a dream for modern family living. High-end appliances, sleek cabinetry, and ample worktop space make cooking a pleasure, while the spacious dining area offers a fantastic setting for gatherings. Large doors open onto the outdoor space, seamlessly blending indoor and outdoor living.

Utility

Utility Room (2.51m x 3.20m / 8'3" x 10'6")
A practical and well-equipped utility room, providing additional storage and laundry facilities. Thoughtfully designed to keep household chores separate from the main living areas.

Shower Room

Shower Room (2.52m x 1.35m / 8'3" x 4'5")
Conveniently located on the ground floor, this stylish shower room features contemporary fittings and a sleek design, perfect for guests or busy family life.

Landing

Landing (2.79m x 3.10m / 9'2" x 10'2")
A spacious and airy landing providing access to the beautifully appointed bedrooms and family bathroom.

Bathroom

Bathroom (3.28m x 3.10m / 10'9" x 10'2")
A luxurious and generously sized family bathroom, complete with a modern bathtub, stylish fittings, and elegant tiling—offering a spa-like retreat to relax and unwind.

Bedroom 1

Bedroom 1 (3.68m x 3.58m / 12'1" x 11'9")
A superb master bedroom boasting a tranquil atmosphere, generous proportions, and a seamless flow into the private dressing room and en-suite shower room.

Dressing Room

Dressing Room (2.95m x 2.01m / 9'8" x 6'7")
An elegant and well-designed dressing area, providing excellent storage and organization for your wardrobe essentials.

En-suite Shower Room

En-suite Shower Room (3.02m x 1.47m / 9'11" x 4'10")

The master en-suite is a contemporary haven featuring a stylish walk-in shower, high-quality fixtures, and a sleek finish, offering a private sanctuary within the home.

Bedroom 2

Bedroom 2 (3.05m x 3.02m / 10'0" x 9'11")
A beautifully presented double bedroom with plenty of natural light and space for additional furnishings—ideal for guests, children, or a home office.

Bedroom 3

Bedroom 3 (4.19m x 3.58m / 13'9" x 11'9")
Another spacious and well-proportioned

bedroom, offering flexibility for various layouts while maintaining the modern and stylish theme of the home.

Exterior

****Outside Space****

Set within a ****large plot****, this stunning home boasts an ****expansive rear garden****, offering a perfect blend of lawn and patio areas, ideal for outdoor entertaining, family activities, or simply enjoying the peaceful rural surroundings. The ****beautifully maintained grounds**** enhance the property's appeal, with mature landscaping adding both privacy and charm.

To the front, a ****spacious driveway**** provides ample parking for multiple vehicles, ensuring convenience for homeowners and guests alike.

At the rear, a ****versatile outbuilding/garage**** offers fantastic additional space, perfect for storage, a workshop, or even potential conversion to suit your needs. This exceptional outdoor setting complements the home's modern interior, making it a truly desirable countryside retreat.

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ADDITIONAL INFORMATION

Local Authority – South Holland

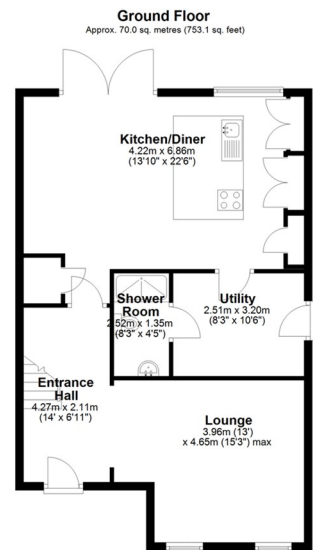
Council Tax – Band C

Viewings – By Appointment Only

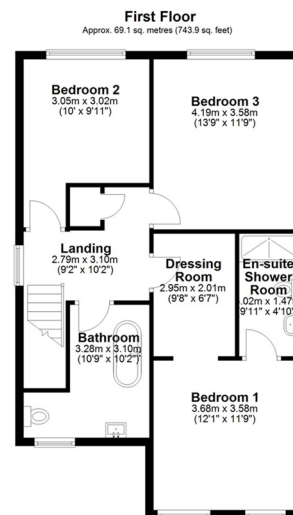
Floor Area – 1497.00 sq ft

Tenure – Freehold





Total area: approx. 139.1 sq. metres (1497.0 sq. feet)
Evergreen 76a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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