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Key Features

- Unique Three Bedroom Georgian Cottage
- Extensive Plot with Potential to Develop (STPP)
- Idyllic Village Location
- Ample Off Road Parking and Large Barn
- Characterful Features Throughout
- Separate Reception Rooms
- Council Tax Band - B
- EPC Rating - TBC
- Freehold

£299,950





Newton Fallowell are delighted to offer this one of a kind, Georgian character property, situated in the village of Gosberton Risegate comprising of excellent downstairs living accommodation, three large double bedrooms and lots of potential to extend/develop (STPP).

Upon entering the property, you are welcomed by a charming stable door that leads into a kitchen/diner, featuring ample worktop space and a functional layout. The ground floor offers two distinct reception rooms: a cosy sitting room with a working open fireplace and a spacious lounge located at the rear of the property. The lounge provides access to the first floor and a convenient downstairs shower room.

The first floor comprises three generously sized double bedrooms. The principal bedroom boasts a double-glazed window overlooking the charming courtyard garden. This level is further enhanced by a contemporary three-piece bathroom, complete with a roll-top bath and a Velux window that fills the space with natural light.

Externally, the property benefits from ample off-road parking and a separate barn, which offers excellent storage or potential for conversion (subject to planning permission). Adjacent to the barn is an additional store and a utility room. A delightful courtyard garden separates the main house from the barn, while a substantial rear garden, primarily laid to lawn, features a further outbuilding which offers power.





Kitchen/Diner 4.18m x 2.85m (13'8" x 9'5")

Sitting Room 3.54m x 4.29m (11'7" x 14'1")

Lounge 3.36m x 4m (11'0" x 13'1")

Shower Room 2.01m x 1.19m (6'7" x 3'11")

Bedroom One 4.2m x 2.86m (13'10" x 9'5")

Bedroom Two 3.08m x 3.62m (10'1" x 11'11")

Bedroom Three 2.75m x 2.77m (9'0" x 9'1")

Family Bathroom 1.67m x 2.8m (5'6" x 9'2")

Utility Room 3.64m x 2.12m (11'11" x 7'0")

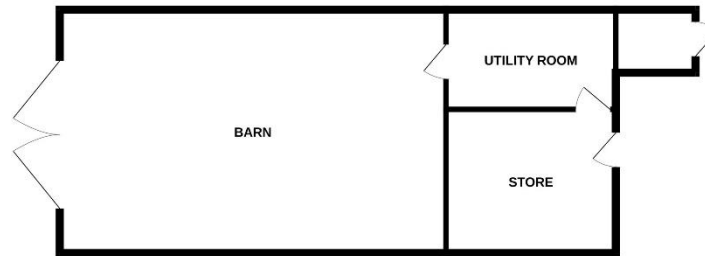
Store 3.58m x 3.1m (11'8" x 10'2")

Outside Barn 8.43m x 5.37m (27'8" x 17'7")





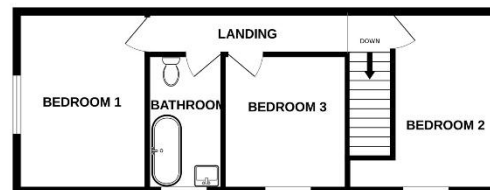
OUTSIDE BARN
737 sq.ft. (68.5 sq.m.) approx.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F		
1-20	G	14 G	

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.