



Riverdene Risegate Road, Gosberton, Spalding, PE11 4EY

 **NEWTON FALLOWELL**



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## Key Features

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Georgian Cottage
- Downstairs Shower Room and Family Bathroom
- Spacious 1/3 Acre Plot (STS)
- Private Courtyard for Alfresco Living
- Spacious Barn Suitable for Various Uses or Conversion (STP)
- EPC Rating G
- Freehold

Offers in Excess of £290,000







We are thrilled to present this exceptional Georgian-style property, brimming with character and charm, set within the sought-after village of Gosberton Risegate. Offering generous accommodation, a substantial detached barn, and a private plot of approximately one-third of an acre (STS), this home perfectly blends period elegance with versatile living.

Upon entering through the beautiful stable door, you're welcomed into a spacious kitchen/diner, thoughtfully designed with ample worktop space and a practical layout. The ground floor also features two inviting reception rooms, a cosy sitting room complete with a working open fireplace, and a generous lounge at the rear of the home with a working log burner, which includes access to both the first floor and a convenient downstairs shower room.

Upstairs, the property boasts three well-proportioned double bedrooms. The principal bedroom enjoys views over the charming courtyard garden, while the modern family bathroom offers a stylish three-piece suite, including a luxurious roll-top bath and a Velux window flooding the space with natural light.

Externally, the property offers ample off-road parking and a substantial detached barn, providing fantastic storage or potential for conversion (subject to planning permission). Beside the barn, there's an additional store and utility room for added convenience. A pretty courtyard garden separates the main house from the barn, leading onto an extensive rear garden, mainly laid to lawn with a further outbuilding benefitting from power.

A truly rare opportunity to acquire a distinctive period home with space, charm, and endless potential.

Call today to arrange your viewing!







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")









Approx Gross Internal Area  
185 sq m / 1989 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven

Council Tax Band: B

#### 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.



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