



## **8 Salem Street, Gosberton, PE11 4NQ**

**Offers In The Region Of £215,000**

Welcome to a whimsical wonderland of charm and character! As you step into this quirky house, prepare to be enchanted by its unique personality. Exposed beams add rustic allure, while a cozy log burner beckons for cozy evenings. But the surprises don't stop there; each corner reveals another delightful quirk, ensuring that every day in this home is an adventure. With its plethora of endearing features, this property is a treasure trove waiting to be cherished by its next fortunate inhabitants. If you're drawn to the allure of character and eccentricity, your search for the perfect home ends here.

**Utility Room / Conservatory 16'9" x 5'7"**  
**(5.12 x 1.72 )**



Upvc constructed with French doors opening out to rear garden. Tiled flooring.

**Kitchen 15'7" x 8'7" (4.76 x 2.64 )**



Upvc window to rear aspect. Wooden door to rear aspect. Matching base units with dark wood work tops over. Spce for freestanding oven and fridge freezer. Butler style sink with drainer and mixer tap over. Tiled flooring. Radiator.



**Pantry 6'2" x 8'3" (1.88 x 2.52 )**



Upvc window to front aspect. Tiled flooring.

**Dining Room 10'7" x 9'11" (3.24 x 3.03)**



Upvc window to rear aspect. Stairs to first floor landing. Wooden flooring. Radiator. Exposed beams.

**Lounge 13'3" x 11'8" (4.05 x 3.56 )**



Upvc window to front aspect. Wooden flooring. Exposed beams. Fireplace with tiled hearth.



**Office / Playroom 21'4" x 6'3" (6.52 x 1.93 )**



Used previously as a games room/bar/study and is now being used as a children's playroom. Upvc window to sides and rear aspect. Door to side aspect. Radiator.

**First Floor Landing**  
Storage area.

**Bedroom One 13'3" x 11'8" (4.05 x 3.56 )**



Upvc window to front elevation. Wooden flooring. Radiator. Fireplace.

**Bedroom Two 12'1" x 8'5" (3.7 x 2.58 )**



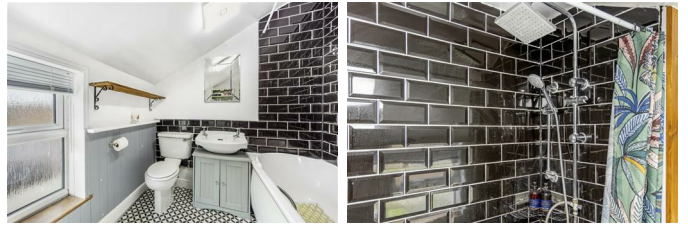
Upvc window to front elevation. Radiator. Wooden flooring.

**Bedroom Three 10'10" x 6'11" (3.31 x 2.12 )**



Upvc window to rear elevation. Radiator. Loft access.

**Bathroom 8'11" x 6'9" (2.73 x 2.08 )**



Upvc window to rear elevation. Bath with waterfall shower and shower extension over. Toilet. Wash hand basin. Part tiled and panelled walls. Tiled flooring.

**Front**



To front of the property overlooks a green

**Rear Garden**



Fully enclosed rear garden with a pedestrian gate to the rear leading to the off street parking. The

garden is mainly laid to lawn with a patio area ideal for seating and entertaining. Garden shed.



### Parking

Off road parking suitable for 3-4 vehicles. - To access the parking to rear you have right of way next to 10 Salem street.

### Property Postcode

For location purposes the postcode of this property is: PE11 4NQ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold  
 Council tax band: B  
 Annual charge: None  
 Property construction: Brick and render  
 Electricity supply: Eon  
 Solar Panels: YES  
 Other electricity sources: None  
 Water supply: Anglian Water  
 Sewerage: Mains drainage  
 Heating: Gas Central Heating  
 Heating features: None  
 Broadband: As stated by Ofcom, standard and superfast is available in this area.  
 Mobile coverage: As stated by Ofcom, EE and O2 and Vodaphone are all likely over Voice, Data and Enhanced Data inside and outside. However, O2, has no coverage over data inside.

Parking: Off Street Parking to the rear  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: Shared access to the off street parking. There is a right of way access.  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Unaware - Please check the

South Holland Planning Portal  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: C

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Disclaimer

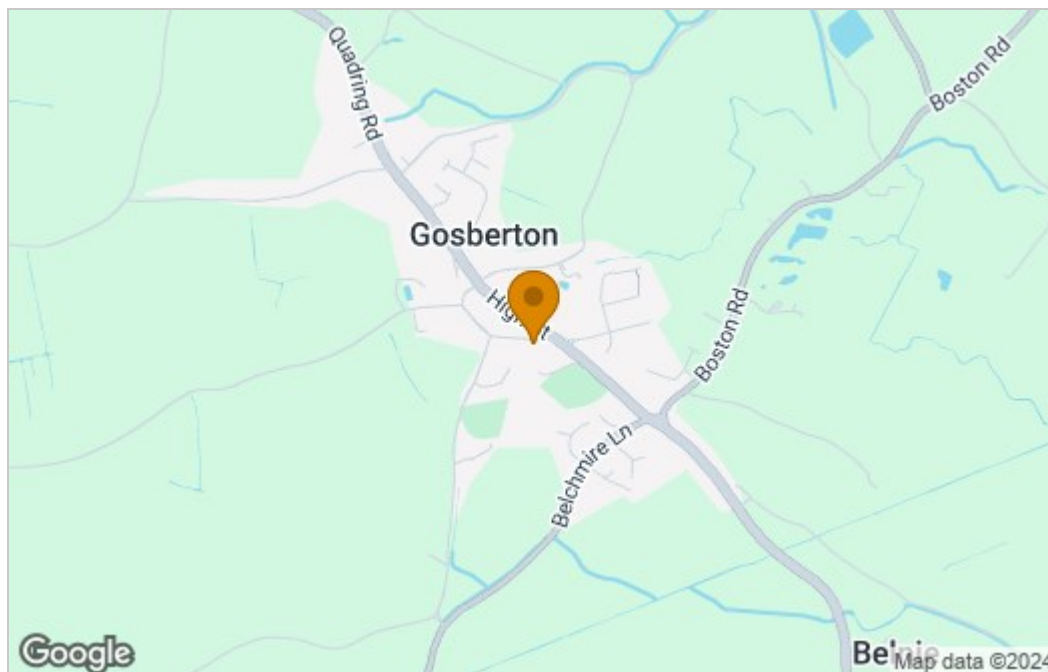
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## Floor Plan

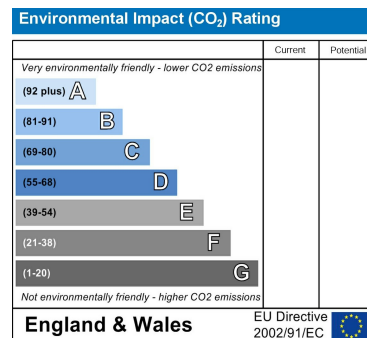
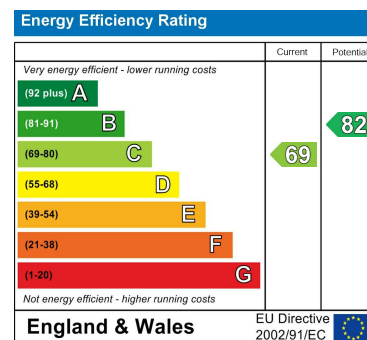


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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