



## 80 High Street, Gosberton, PE11 4NA

**Guide Price £335,000**

Spacious 5/6 Bedroom Family Home in Gosberton

Nestled in the heart of Gosberton, this expansive 5/6 bedroom property offers flexible living accommodation perfect for a growing family or those seeking extra space. Boasting generous living areas, the home includes a versatile layout that can easily adapt to your needs, whether you require additional bedrooms, a home office, or recreational spaces.

Conveniently located close to village amenities, you'll find a GP surgery, school, and recreational areas just a short walk away. The home features a well-maintained garden, ample parking, and modern interiors, ensuring a comfortable and practical lifestyle in a vibrant community.

Don't miss this opportunity to secure a beautiful home in a sought-after location. Schedule a viewing today!

**Entrance Porch**



PVCu double glazed window to side.

**Lounge Diner 26'6" x 16'0" (8.10m x 4.90m)**



PVCu double glazed windows to front and rear and door opening to garden.

**Entrance Hall**



Stairs to first floor landing, radiator.



**Kitchen 11'6" x 11'6" (3.51m x 3.51m)**



PVCu double glazed window and door to rear. Fitted with a matching range of base and eye level units, roll edge work surfaces and splashback. Five ring range style cooker, inset Belfast sink.



**Office 16'10" x 14'11" (5.14m x 4.55m)**



PVCu double glazed window and door to front, door to WC.



**WC**



Window to side, fitted toilet and wash hand basin.

**Games Room 16'11" x 14'7" (5.18m x 4.47m)**



Door to office and door to inner hall.



**Inner Hall 13'7" x 5'1" (4.16m x 1.55m)**



Opening to garden room, utility space with space and plumbing for washing machine, worktop space over.



**Garden Room 13'5" x 13'1" (4.11m x 3.99m)**



Bi folding doors to rear, lantern roof. Door to shower room.



**Shower Room**

PVCu double glazed window to side, fitted toilet, wash hand basin and shower cubicle.

**Landing**



Built in airing cupboard, radiator, loft access. Doors to bedrooms and bathroom.

**Bedroom One**



A flexible space that comprises three rooms that can be used as a principle bedroom suite or individually as additional bedrooms.

**Bedroom 16'10" x 10'3" (5.15m x 3.13m)**



PVCu double glazed windows to front, twin radiators, door to ensuite.



**Dressing Room 19'1" x 10'0" (5.84m x 3.07m)**



Door to bedroom and nursery.



**Nursery/Dressing Room 13'6" x 6'5" (4.14m x 1.98m)**



PVCu double glazed window to rear.



**Ensuite**



Fitted shower cubicle, wash hand basin, toilet, radiator.



**Bedroom Two 14'5" x 12'9" (4.40m x 3.90m)**



PVCu double glazed window to front, fitted wardrobes, radiator.



**Bedroom Three 12'9" x 11'4" (3.90m x 3.47m)**



PVCu double glazed window to rear, radiator.





### Bedroom Four



PVCu double glazed window to front, radiator, over stairs storage cupboard.



### Bathroom 11'3" x 8'3" (3.43m x 2.53m)



PVCu double glazed window to side and rear, toilet, wash hand basin, corner bath, heated towel rail, fitted shower enclosure with mains shower over.

### Double Garage

Oversize garage door to front, pedestrian door to front. Power and light connected.

### Outside



There is a low maintenance courtyard garden to the front of the property and metal gates to the side opening to the driveway and rear garden.



### Rear Garden



There is off road parking for up to three vehicles to the rear of the property and a lawn area with a range of plants and shrubs. The rear garden is enclosed by timber fence and brick wall. There is external security lighting and cold water tap.



### 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.

### Additional Information

PLEASE NOTE:

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

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### 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.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold  
Council tax band: E  
Property construction: Brick  
Electricity supply: Mains, Eon  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains - Anglian Water  
Sewerage: Mains  
Heating: Gas - HIVE  
Heating features: None  
Broadband: As stated by Ofcom,  
Broadband type Highest available download speed  
Highest available upload speed Availability  
Standard 4 Mbps 0.6 Mbps Good  
Superfast 56 Mbps 12 Mbps

Mobile coverage: As stated by Ofcom,

#### Indoor

Provider Voice Data  
EE Likely Likely  
Three Limited Limited  
O2 Limited Limited  
Vodafone Limited Limited

#### Outdoor

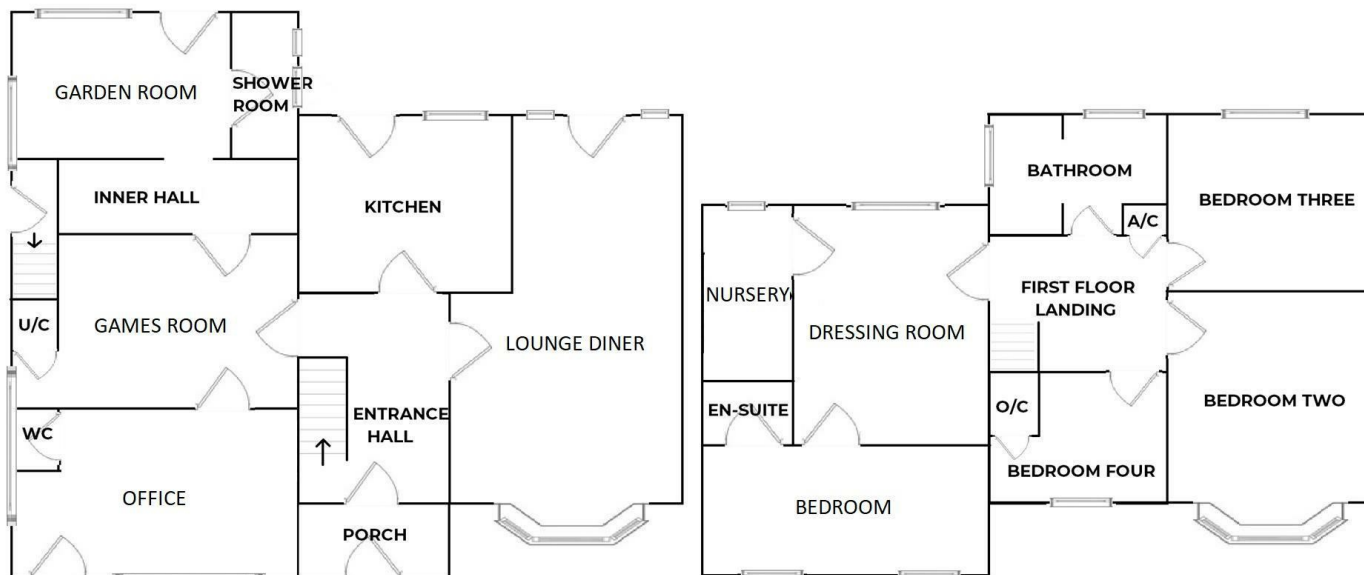
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Parking: Driveway oversize double garage  
Building safety issues: None  
Restrictions: None  
Public right of way: No  
Flood risk: Zone 1 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: No  
Planning permission: None  
Accessibility and adaptations: None  
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.

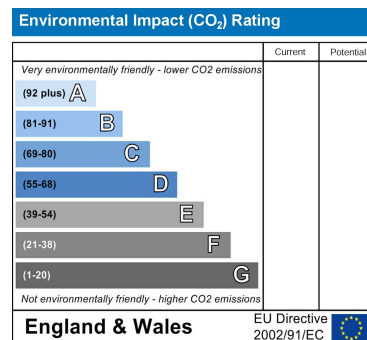
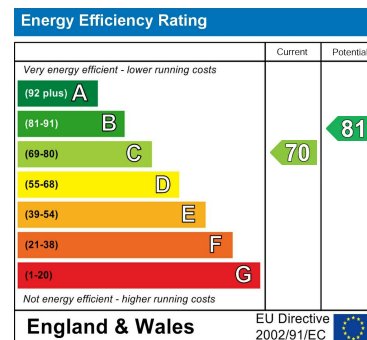
Floor Plan



Area Map



Energy Efficiency Graph



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