



3 Oaktree Close, Gosberton, PE11 4LT

£220,000

- Two Bedroom Detached Bungalow
- Cul-De-Sac Location
- Generous Living Area
- Bathroom And Ensuite
- Private Rear Garden
- Field Views
- Off Road Parking And Single Garage
- No Onward Chain
- Village Amenities Include Shops, Schools, Recreational Areas, Butchers and Medical Centre
- Viewing Is Highly Recommended

Nestled at the end of a peaceful cul-de-sac in the picturesque village of Gosberton, this delightful two-bedroom bungalow offers the perfect blend of comfort and convenience. The property boasts a spacious driveway, ensuring ample parking space, and a detached garage for additional storage or parking needs. Inside, the home features a cozy yet spacious layout and an ensuite to bedroom one. Don't miss the opportunity to make this gem your own!

Entrance Hall 3'5" x 20'4" (1.05m x 6.20m)



PVCu double glazed entrance door, coving to textured ceiling, radiator, built in storage cupboard and airing cupboard.

Kitchen 7'1" x 12'11" (2.17m x 3.95m)



PVCu double glazed window to side

Lounge Diner 13'0" x 22'9" (3.97m x 6.95m)



PVCu double glazed window and door to rear, window to side, coving to textured ceiling, two radiators, electric fireplace.



Bedroom One 10'2" x 13'2" (3.10m x 4.02m)



PVCu double glazed window to front, coving to textured ceiling, radiator. Door to ensuite.



Bedroom Two 7'11" x 13'7" (2.42m x 4.15m)



Ensuite 3'3" x 9'10" (1.01m x 3.00m)

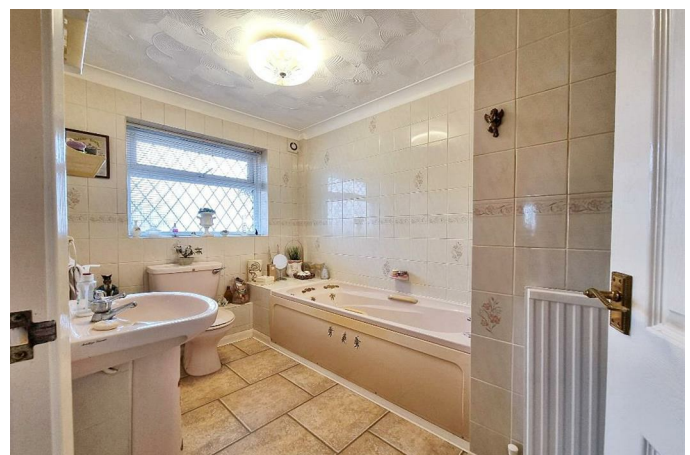


PVCu double glazed window to front, coving to textured ceiling, radiator.



PVCu double glazed window to front, coving to textured ceiling, extractor fan. Fitted with a three piece suite comprising mains shower with glass folding door, pedestal wash hand basin with chrome taps over and close coupled toilet.

Bathroom 6'6" x 9'11" (2.00m x 3.04m)



PVCu double glazed window to side, coving to textured ceiling, radiator, wall tiling, extractor fan. Fitted with a three piece suite comprising panel bath

with chrome taps over, close coupled toilet and pedestal wash hand basin with chrome taps over.



To The Front



There is a hardstanding front garden with planted shrubs and a generous block paved driveway to the front of the property providing off road parking for up to five vehicles and leading to single garage with up and over door. Side gated access leads to the rear garden.



Rear Garden



The rear garden is laid to lawn and enclosed by brick wall and timber fencing with open field views beyond. There are planted borders, a selection of small trees and shrubs and outside cold water tap.



Single Garage

Up and over door to front, power and light connected.

Additional Information**PLEASE NOTE:**

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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.

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 firm's 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 4LT.

Verified Material Information

Tenure: Freehold
Council tax band: B
Property construction: Brick, Standard
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains

Sewerage: Mains
Heating: Gas central heating
Broadband: As stated by Ofcom,

Broadband type Highest available download speed
Highest available upload speed Availability
Standard 4 Mbps 0.6 Mbps Good
Superfast 48 Mbps 8 Mbps Good
Ultrafast --Not available --Not available

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 and Single Garage.
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: 67 D

Viewing Arrangements

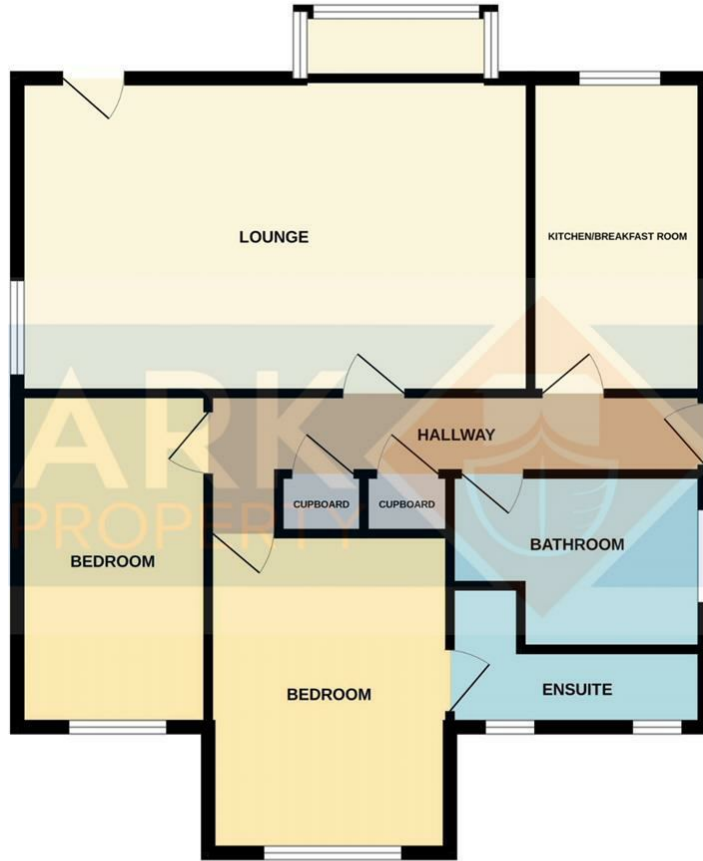
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Additional Pictures



Floor Plan

FLOOR PLAN
814 sq.ft. (75.6 sq.m.) approx.



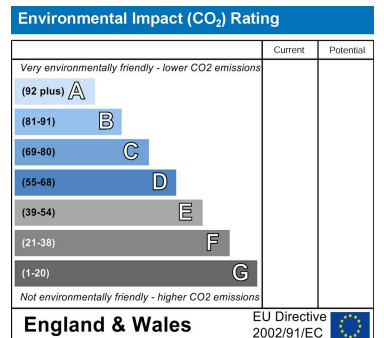
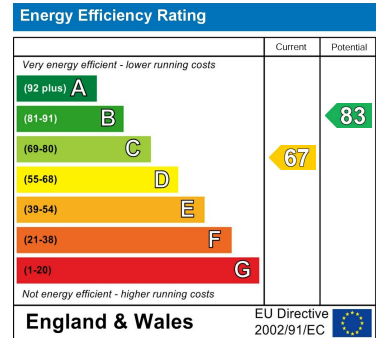
TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

