



46 Belchmire Lane, Gosberton, PE11 4HG

£155,000

- Two Bedroom End Of Terrace Property
- Edge Of Village Location
- Field Views
- Off Road Parking
- EV Charging Point
- Close to Village amenities
- No Chain
- Viewing Essential

Two bedroom end of terrace property now available with no onward chain! Escape to Village life in Gosberton and enjoy ample Village amenities along with open field views! The property benefits from generous off road parking potential and is available now for viewing. Contact Ark for more information.

Kitchen 13'6" x 8'1" (4.13m x 2.48m)



UPVC double glazed entrance door. UPVC double glazed windows to the rear and side aspects. Fitted kitchen comprising of wall and base units with roll edge worksurfaces over. Stainless steel sink with drainer and chrome mixer tap over. Gas oven with a four ring gas hob. Integrated oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge. Tiled flooring. Radiator. Door to shower room. Door to dining room.

Dining Room 10'5" x 6'6" (3.2m x 2m)



Tiled floor. Radiator. Underfloor heating. Staircase leading to the first floor accommodation. Under stairs storage area. Door opening to Lounge.

Lounge 10'3" x 10'3" (3.13m x 3.14m)



UPVC double glazed window to the front aspect. Tiled flooring with underfloor heating. Radiator. Gas fireplace.

Shower Room 4'9" x 4'2" (1.45m x 1.29m)



UPVC double glazed window to rear. Tiled flooring. Wall tiling. Wall mounted chrome heated towel rail. Radiator. Fitted with 3 piece suite comprising Quadrant shower cubicle with glass sliding doors. Close coupled WC with push button flush. Wall mounted wash hand basin with built in storage under.

First Floor Landing 4'10" x 2'0" (1.48m x 0.62m)

Doors to Bedrooms. Carpeted.

Bedroom 1 10'2" x 10'2" (max) (3.12m x 3.12m (max))

UPVC double glazed window to the front aspect. Radiator. Wall mounted electric radiator.

Bedroom 2 6'3" x 7'7" (1.91m x 2.33m)

UPVC double glazed window to the rear aspect. Radiator. Built in cupboard with wall mounted mains gas Vaillant combination boiler.

Outside

Front: Driveway providing ample parking for approximately 3 vehicles. Secure gates opening to rear garden. Electric car charging point installed. Rear: A mixture of concrete paving and lawn. Timber storage shed. Outside power sockets. External lighting. Outside cold water tap.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick Built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: Electric Heating

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating. Boiler fitted in 2022 January.

Heating features: Underfloor heating to lounge and diner. All rooms except kitchen have been insulated, 4" insulated on the inside of all the external facing walls. The loft is fully insulated.

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: Access to rear gate. Indemnity policy on shower room

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

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.

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.

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.

Ark Property Centre

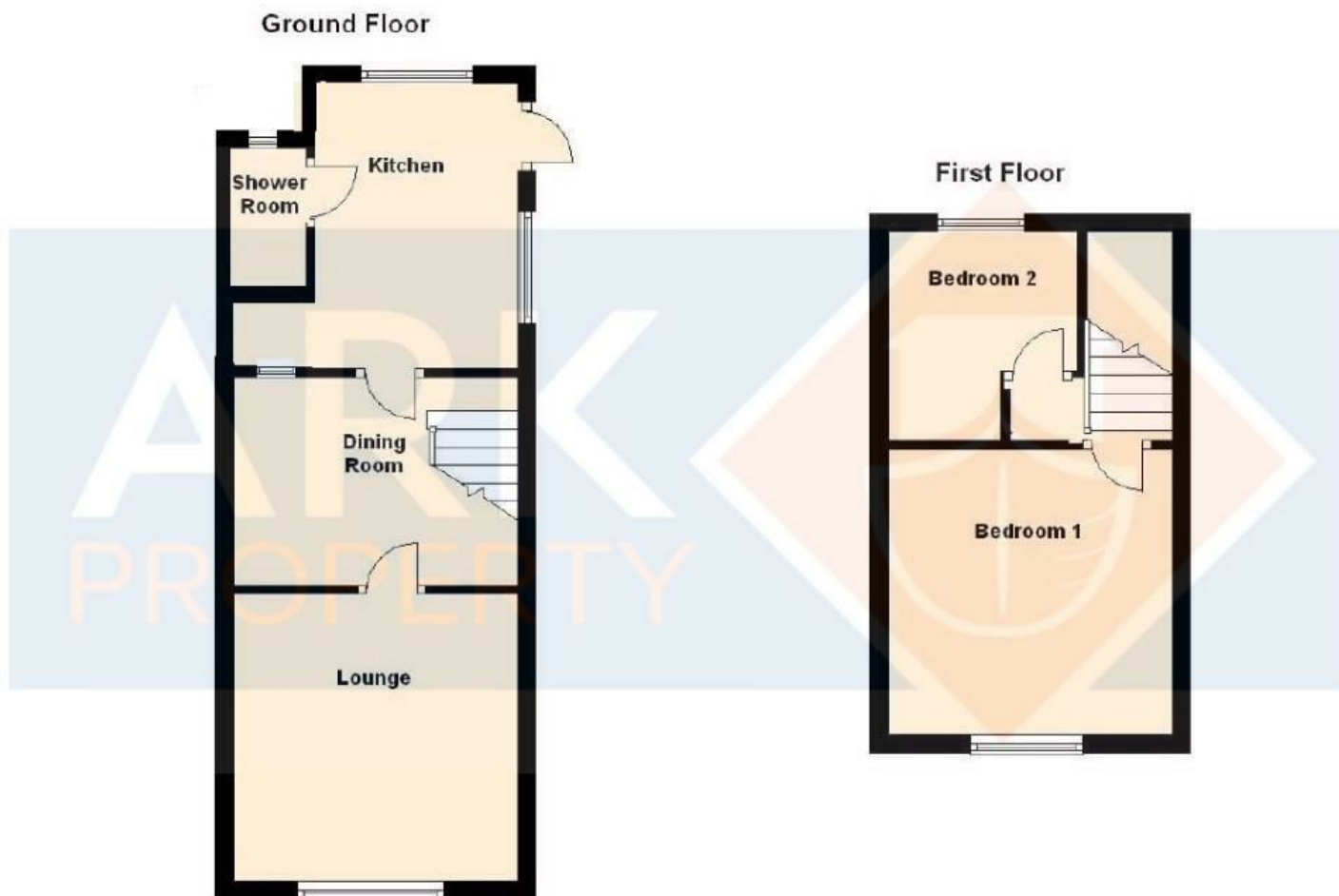
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

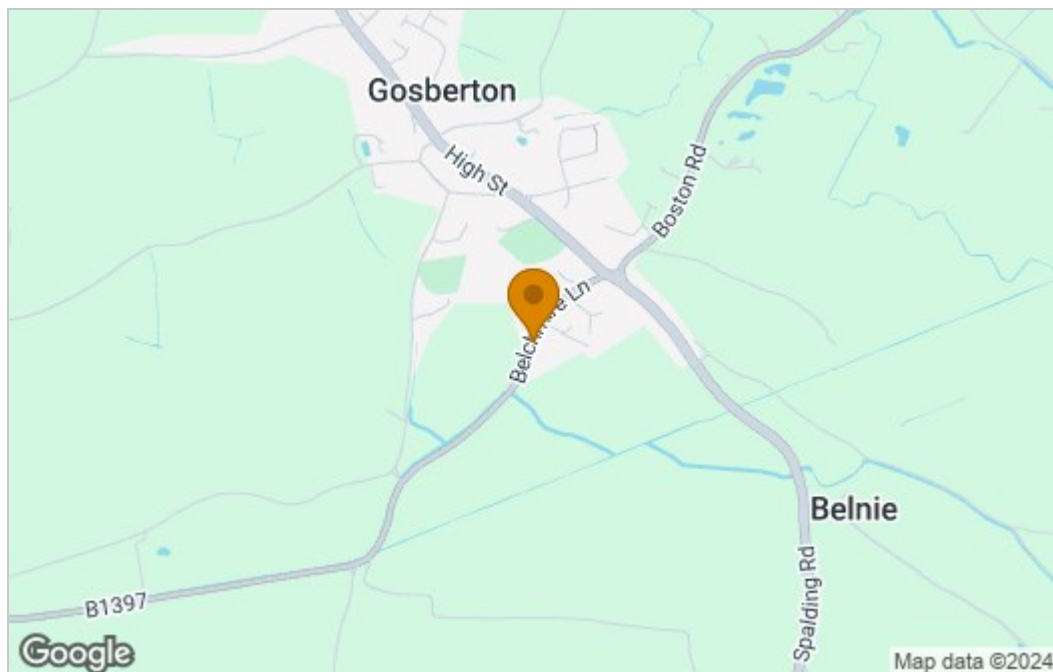
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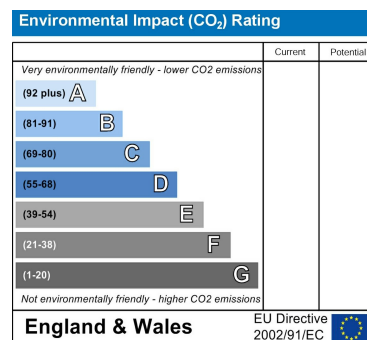
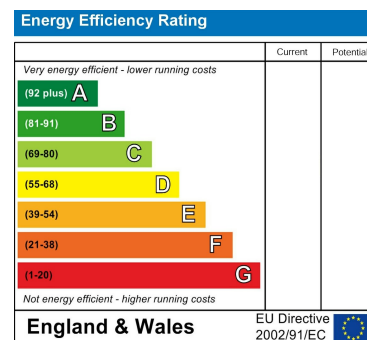
Floor Plan



Area Map



Energy Efficiency Graph



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