



5 St. Peter Close, Gosberton, PE11 4EL

£275,000

- Characterful Barn Conversion – Full of rustic charm with vaulted ceilings and exposed brickwork.
- Spacious Lounge – Featuring a grand brick fireplace as a stunning focal point.
- Three Bedrooms – Two benefiting from ensuite bathrooms for added comfort.
- Private Courtyard – A peaceful and secluded outdoor space.
- No Onward Chain – Making for a hassle-free purchase.
- Desirable Location – Situated in the charming village of Gosberton.

Charming 3-Bedroom Barn Conversion in Gosberton – No Onward Chain

Full of character and charm, this stunning three-bedroom barn conversion in Gosberton offers a perfect blend of rustic elegance and modern comfort. Featuring vaulted ceilings and a grand brick fireplace in the spacious lounge, this home exudes warmth and style. Two of the bedrooms benefit from ensuite bathrooms, ensuring convenience and privacy. Outside, a private courtyard provides a peaceful retreat. With no onward chain, this unique property is ready for its next owner to move straight in. Don't miss this rare opportunity—viewing is highly recommended!

Entrance Hall 13'6" x 20'9" (4.13m x 6.35m)



Solid wood door to front. Skimmed and vaulted ceiling with exposed beams. Radiator.

Kitchen 13'10" x 13'5" (4.23m x 4.11m)



Window to rear. Porthole window. Skimmed and vaulted ceiling with exposed beams. Tiled flooring. Fitted matching base and eye level units with roll edge work surfaces and tiled splash backs. Wall mounted gas central heating boiler. Stainless steel sink drainer with chrome mixer tap over. Integrated dishwasher. Space for washing machine. Space for Range cooker.

Lounge 16'2" x 28'10" (4.93m x 8.79m)



Skimmed and vaulted ceiling with exposed beams. Velux windows. Glazed door and window to rear. 3 radiators. Brick built fire place with gas point.

Bedroom 2 9'1" x 15'2" (2.78m x 4.64m)



Skimmed and vaulted ceiling with exposed beams. Window to side. Radiator.

En-suite 6'4" x 9'2" (1.94m x 2.81m)



Skimmed and vaulted ceiling. Spot lighting. Velux window. Extractor fan. Tiled flooring. Full height wall tiling. Radiator. Shower enclosure with glass folding door and electric shower. Pedestal wash hand basin. Close coupled toilet.

Cloakroom 2'7" x 6'3" (0.80m x 1.91m)



Skimmed ceiling. Spot lighting. Extractor fan. Half height wall tiling. Close coupled toilet. Wash hand basin. Radiator. Fitted shelving. Tiled flooring.

Bedroom 1 9'6" x 12'1" (2.92m x 3.69m)



Window to front. Skimmed ceiling with exposed beams. Radiator.

En-suite 2'9" x 9'0" (0.86m x 2.75m)



Skimmed and vaulted ceiling. Extractor fan. Spot lighting. Tiled floor. Full height wall tiling. Panelled bath with jacuzzi jets and taps. Pedestal wash hand basin. Close coupled toilet. Glazed shower cubicle with folding door and mains shower.

Bedroom 3/Study 11'6" x 5'8" (3.53m x 1.75m)



Window to front. Skimmed and vaulted ceiling with spot lighting. Radiator.

Outside



Block paved pathway leading round to the entrance door. Courtyard area. Further communal block paved area with planted borders and trees.

Property Postcode

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

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: C

Annual charge: St Peters Close Lincolnshire Management Co Ltd. Charge: TBC.

Communal areas are shared and everyone will need to pay into the Management Co to up keep the areas. Costs TBC

Property construction: Brick and tile

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited 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 and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E43

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.

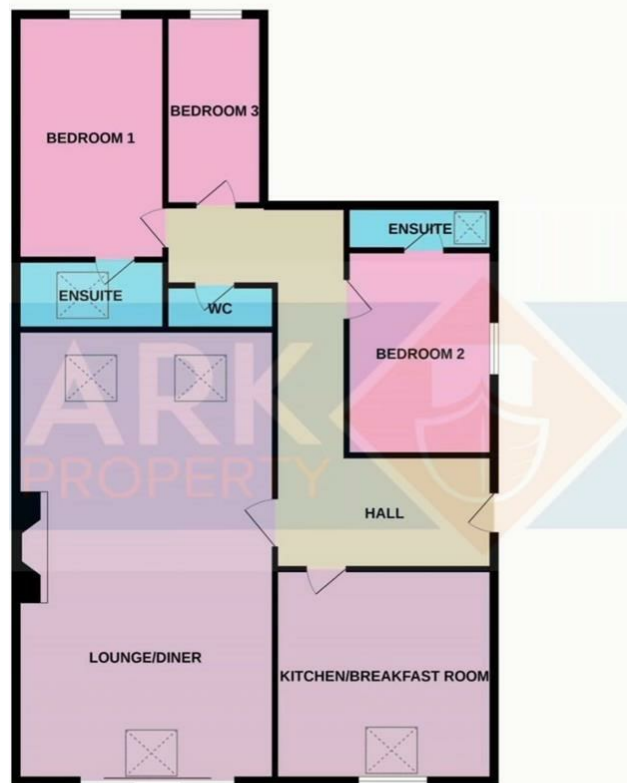
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

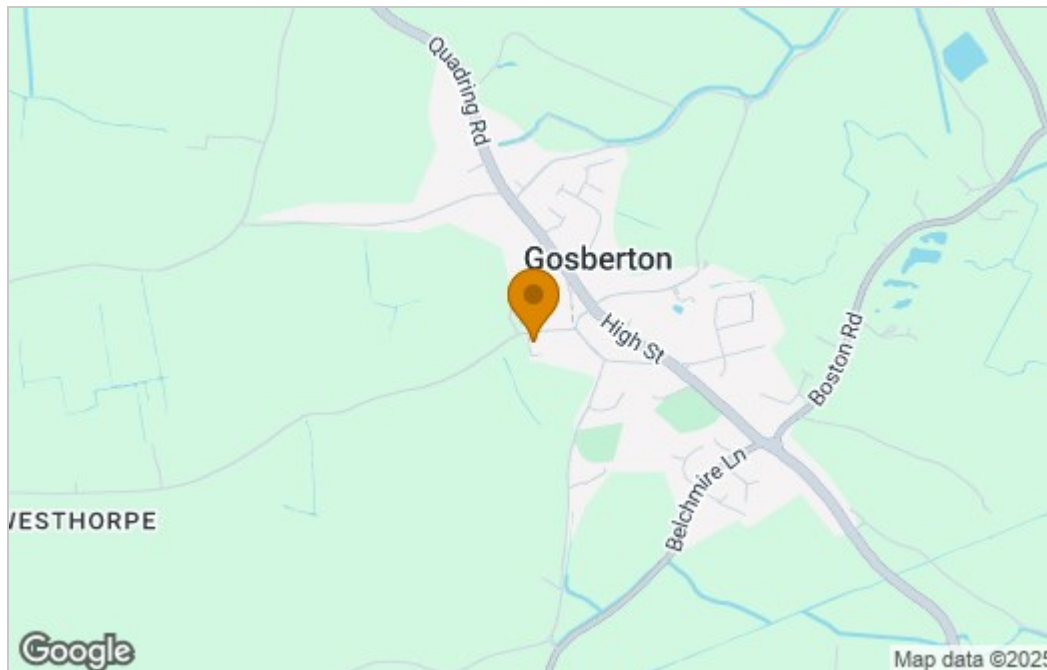
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Floor Plan



Area Map



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Energy Efficiency Graph

