



21 Rutland Gardens, Gosberton, PE11 4HR

£350,000

****No onward chain**** Prepare to be blown away by the breathtaking kitchen of your dreams! Nestled in the sought-after village of Gosberton, this impeccably presented property promises to fulfil all your aspirations. With its stunning extension, this home sets a new standard for elegance and functionality. Don't miss out on the chance to experience this awe inspiring space first hand. Book your viewing today and prepare to be captivated!

Entrance Hall 22'2" x 5'10" (6.76m x 1.78m)

Composite glazed entrance door, skimmed ceiling.

Kitchen Diner 25'7" x 14'7" (7.82m x 4.47m)



Skimmed and vaulted ceiling with Velux windows and recessed ceiling spotlights, LVT flooring, PVCu double glazed French doors with matching sidelights and fitted blinds to rear and side, PVCu double glazed door to side. Fitted with a matching range of base, eye level and display units with central island unit and breakfast seating area. Inset stainless steel sink with chrome mixer tap over, space for range style cooker, integrated dishwasher, integrated wine cooler, space for American style fridge freezer, built in boiler cupboard with floor mounted oil central heating boiler. Door to utility room.



Lounge 20'11" x 11'6" (6.40m x 3.53m)



PVCu double glazed French doors with glazed side panels to rear, coving to skimmed ceiling, two radiators.



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

Utility Room 5'7" x 4'1" (1.71m x 1.26m)



PVCu double glazed window to side. Fitted base unit and worktop space with space and plumbing for washing machine and tumble dryer, built in shelving.

Shower Room 8'4" x 4'0" (2.56 x 1.23)



Skimmed ceiling with recessed ceiling spotlights, vinyl flooring, wall mounted grey heated towel rail. Fitted with a three piece suite comprising tiled shower enclosure with recessed storage nook and glass shower screen, thermostatic chrome shower riser with rainfall head and hand held attachment, close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with storage under.

Landing

Skimmed ceiling with loft access, power, light and boarding with loft ladder. Doors to bedrooms and bathroom.

Bedroom One 10'11" x 11'7" (3.34 x 3.54)



PVCu double glazed window to front, skimmed ceiling, radiator, built in cupboard.

Bedroom Three 9'8" x 8'1" (2.95 x 2.48)



PVCu double glazed window to rear, skimmed ceiling, radiator.

Bedroom Two 10'11" x 11'6" (3.34 x 3.52)



Two PVCu double glazed windows to front, coving to skimmed ceiling, radiator.

Bedroom Four 9'8" x 7'11" (2.95 x 2.42)



PVCu double glazed window to rear, skimmed ceiling, radiator, built in cupboard.

Bathroom 5'5" x 7'8" (1.67 x 2.36)

PVCu double glazed window to rear skimmed ceiling with extractor fan, vinyl flooring, chrome wall mounted heated towel rail, tiled walls. Fitted with a three piece suite comprising panel bath with chrome mixer tap over, electric shower and glass shower screen, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush

Front Garden

Block paved driveway to front leading to a single garage. gravel area. shrubbery area to side and side gate.

Rear Garden

Extended patio area with path stretching around property, lawn area, shed and fully enclosed with timber fence panelling.

Location

Gosberton is located within just 6 miles of Spalding town. The lovely village has everything you need from a village with a doctors surgery, primary school, Co-op, butchers, tea room. hairdressers and corner shop.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: C

PLEASE NOTE:

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

Disclaimer

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Viewing Arrangements

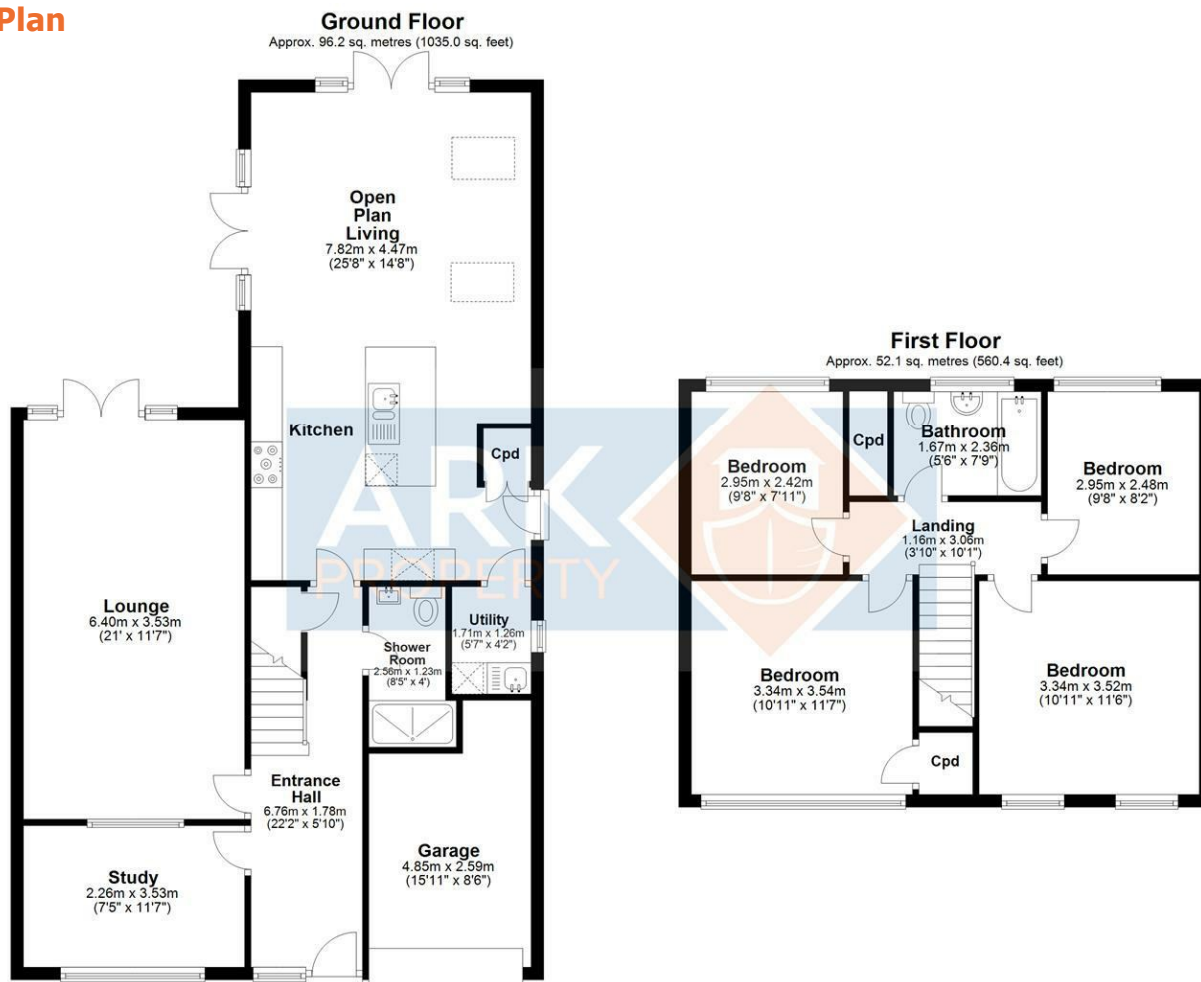
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

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.

Floor Plan

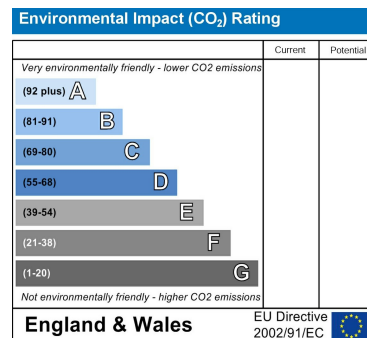
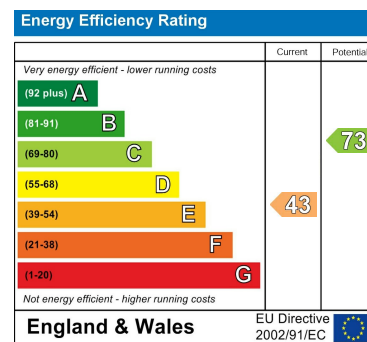


Total area: approx. 148.2 sq. metres (1595.4 sq. feet)

Area Map



Energy Efficiency Graph



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