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59a High Street, Gosberton PE11 4NJ

**£585,000 Freehold**

- Extensive Accommodation
- Separating Entertaining Area - Annexe Potential!
- 5 Bedrooms
- Gas Central Heating
- Highly Recommended

Executive detached bungalow situated in a village location. The superbly presented accommodation includes 5 bedrooms, en-suite, family bathroom, lounge, kitchen diner, and conservatory. There is a separate entertaining area comprising party room, bar, cloakroom and storage room ideal for converting into an annexe if desired. Multiple off-road parking, single garage and gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

Obscured leaded composite door to the front elevation leading into:

#### ENTRANCE LOBBY

5' 4" x 20' 11" (1.65m x 6.40m) Brick construction with 2 Georgian UPVC double glazed windows to the front elevation, tiled flooring, 2 electric wall heaters, 2 vaulted roof windows, inset LED lighting, UPVC door leading into:

#### ENTRANCE HALLWAY

9' 10" x 40' 5" (3.02m x 12.34m) Coved and textured ceiling, decorative cornice, 2 smoke alarms, alarm sensors and controls, 8 fitted wall lights, 2 single radiators, central heating thermostat, oak laminate flooring, solid oak door leading into Lounge.



#### **STORAGE CUPBOARD**

3' 1" x 5' 6" (0.96m x 1.70m) Double doors, housing hot water cylinder, slatted shelving.

#### **FORMAL LOUNGE**

15' 5" x 21' 3" (4.70m x 6.49m) Georgian style UPVC double glazed bay window to the rear elevation, coved and textured ceiling, decorative cornice, 6 double wall lights, TV point, telephone point, single and double radiator, alarm sensors, feature solid mahogany wood fireplace with gas coal effect fire, tiled inserts and hearth.

From the Entrance Hallway a solid oak door leads into:

#### **KITCHEN DINER**

14' 2" x 19' 4" (4.32m x 5.90m) Georgian style UPVC double glazed window to the rear elevation, Georgian style UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed ceiling, inset lighting, tiled flooring, double radiator with fitted cover, TV point, freestanding Beko Range style electric cooker, space for American fridge freezer. Fitted with a wide range of base, eye level and drawer units, solid wood block worktops, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Bosch dishwasher, under cabinet lighting, 2 fitted wall lights, alarm sensor.

From the Entrance Hallway solid oak door leads into:

#### **UTILITY ROOM**

5' 11" x 13' 10" (1.82m x 4.22m) Oak effect laminate flooring, skimmed ceiling, strip light, access to loft space, radiator with fitted cover, UPVC double glazed door to the rear elevation, space for fridge freezer, fitted with a wide range of base and eye level units, work surfaces over, cupboard housing Worcester gas boiler, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer.

From the Entrance Hallway a solid oak door leads into:

#### **MASTER BEDROOM**

11' 10" x 12' 11" (3.63m x 3.95m) Georgian style UPVC double glazed window to the front elevation, skimmed ceiling, decorative cornice and ceiling rose, centre light point, TV point, telephone point, radiator, solid oak door into:

#### **EN-SUITE**

5' 6" x 7' 10" (1.68m x 2.41m) Skimmed ceiling with inset lighting, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage cupboards below, fully tiled shower enclosure with fitted rainfall shower and separate shower attachment tap.

From the Entrance Hallway into:

#### **BEDROOM 2**

11' 11" x 12' 11" (3.64m x 3.96m) Georgian style UPVC double glazed window to the front elevation, coved and textured ceiling, decorative coving, centre light point, TV point, radiator, alarm sensor.

#### **BEDROOM 3**

10' 11" x 13' 10" (3.35m x 4.23m) Georgian style UPVC double glazed window to the rear elevation, coved and textured ceiling, decorative coving, inset LED lighting, radiator, TV point, alarm sensor.





#### **BEDROOM 4/DINING ROOM**

10' 11" x 13' 11" (3.35m x 4.25m) Georgian style UPVC double glazed window to the rear elevation, coved and textured ceiling, decorative coving and ceiling rose, centre light point, radiator.

#### **BEDROOM 5**

11' 5" x 15' 1" (3.50m x 4.60m) Georgian style UPVC double glazed window to the front elevation, textured ceiling, decorative coving, 4 wall lights, electric consumer unit board, BT point, TV point.

#### **FAMILY BATHROOM**

7' 3" x 10' 0" (2.22m x 3.06m) Georgian style obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled floor, stainless steel heated towel rail, extractor fan, illuminated mirror, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, roll top bath with claw feet with central fitted telephone shower mixer tap, fully tiled shower enclosure with grab rail and fitted thermostatic rainfall shower and further shower attachment tap.

From the Kitchen Diner via the Georgian style UPVC French doors into:



#### **CONSERVATORY**

12' 7" x 11' 5" (3.86m x 3.49m) UPVC double glazed windows to both side elevations and the rear elevation, UPVC double glazed sliding patio doors to the rear elevation, tiled flooring, 2 Atlantic wall heaters, under floor heating.

#### **EXTERIOR**

Private driveway leading down to an extensive gravelled driveway providing multiple off-road parking, extensive lighting, external electric sockets, shrub borders. There is a front lawn garden with shrub and tree borders. To the side of the pathways there is flagstone pathways leading to a further gravelled area with water feature, further grassed area and then an access gate into rear of the property.

#### **GARAGE**

9' 6" x 24' 10" (2.92m x 7.58m) Up and over door, power and lighting, cold water tap, work bench, storage to the rear, alarm sensors.



#### **ENTERTAINING AREA/ANNEXE**

Obscured UPVC double glazed door to the side elevation leading into:

#### **PARTY ROOM**

16' 10" x 23' 3" (5.14m x 7.09m) maximum Vaulted ceiling, centre light point, UPVC double glazed windows to both side elevations, further obscured UPVC double glazed door to the rear elevation, 2 UPVC double glazed windows to the rear elevation, inset LED lighting, fitted freestanding multi fuel burner set on tiled hearth, porcelain tiled flooring with carpeted area. Opening into:





#### **FURTHER ROOM/BAR ROOM**

9' 3" x 14' 7" (2.83m x 4.46m) Inset LED lighting, fitted marble bar, built-in storage cupboards. UPVC double glazed door into:

#### **CLOAKROOM**

4' 11" x 4' 3" (1.50m x 1.30m) Wall light, tiled flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashback.

From the Bar Area access into:

#### **STORAGE ROOM**

9' 2" x 9' 2" (2.81m x 2.80m) Inset LED lighting, concrete floor, obscured UPVC double glazed window to the front elevation, extractor fan.

#### **REAR GARDEN**

Extensive lawned area with a wide range of mature shrub and tree borders, cold water tap, extensive lighting, raised pond with filter and pump system.

There is a glasshouse to the other side elevation, with gravelled area with shrubs.

#### **PUMP SHED**

6' 4" x 10' 9" (1.94m x 3.30m) Brick construction which has been cedar wooded over, polycarbonate roof, UPVC double glazed window to the rear elevation, power sockets, UPVC double glazed door to the front elevation.

#### **DIRECTIONS**

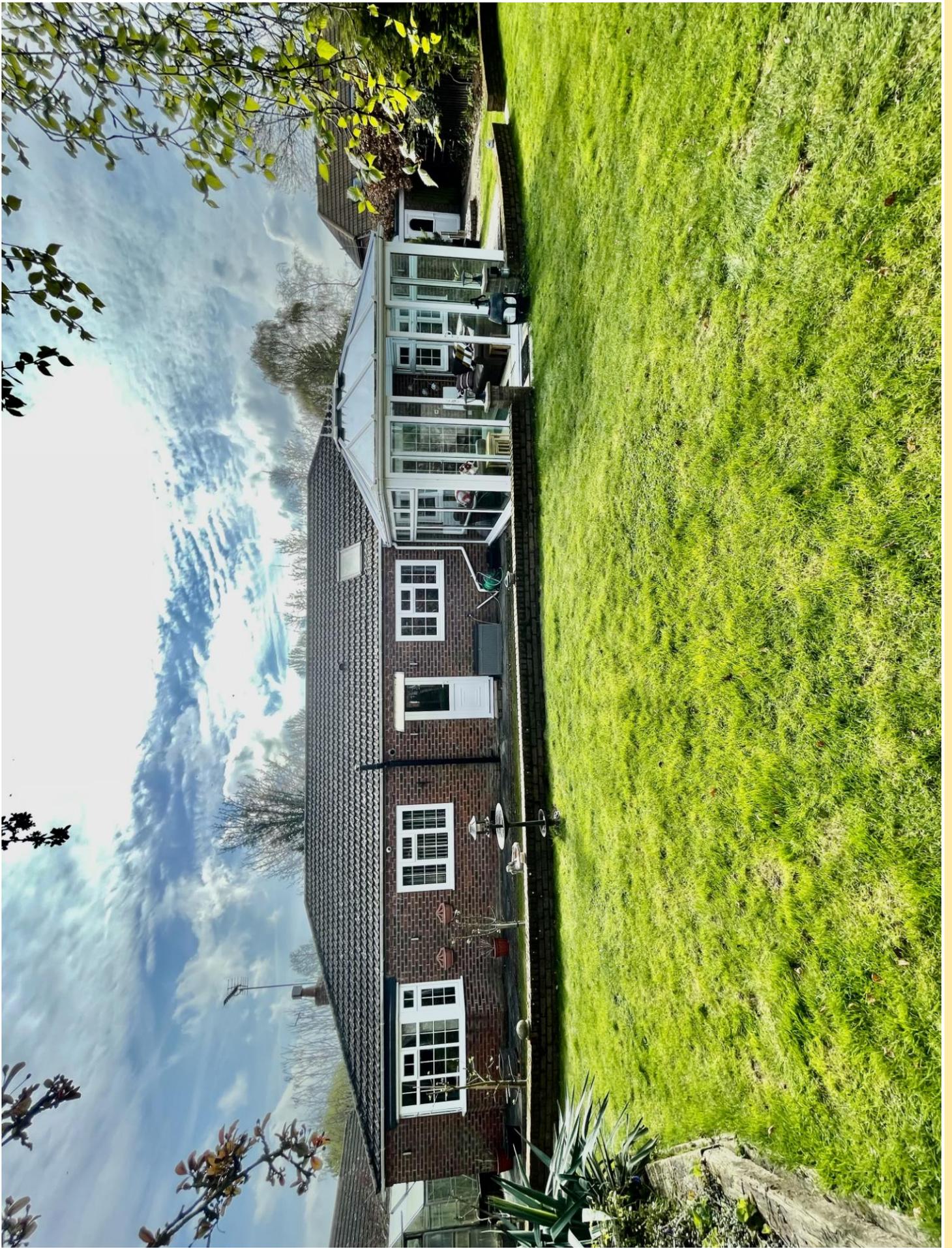
From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. At the junction veer left up the High Street into the village turn right along the private roadway which gives access to 59a, 59b and 57 High Street.

#### **AMENITIES**

Gosberton is a thriving and well served village with modern doctors surgery/dispensary, primary school, hairdressers, butchers shop, Co-Op mini supermarket, garage etc. The Georgian market town of Spalding is 6.5 miles to the south offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 25 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.















This floorplan is for illustrative purposes only



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**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band E

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

