

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



60 Wargate Way, Gosberton PE11 4HE

£169,950 Freehold

- Semi-Detached House
- 2 Reception Rooms, 2 Bedrooms
- Ample Off Road Parking
- Open Views
- No Chain

Semi-detached character property dating to circa 1910 with UPVC windows and gas central heating. Ample off-road parking, rear gardens. Sitting room, dining room, kitchen, 2 bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC side entrance door to:

RECEPTION HALL

6' 7" x 7' 8" (2.01m x 2.36m) Radiator.

SITTING ROOM

11' 11" x 14' 1" (3.65m x 4.30m) Dual aspect with 2 UPVC windows, 2 radiators, ceramic tiled fireplace.

DINING ROOM

11' 3" x 7' 0" (3.44m x 2.14m) plus 3'11" x 5'4" (1.21m x 1.65m) radiator, UPVC side window, ornamental brick fireplace, understairs cupboard.

KITCHEN

13' 9" x 7' 3" (4.21m x 2.22m) Range of fitted units





comprising base cupboards, drawers and eye level wall units, gas fired central heating boiler, plumbing and space for washing machine, radiator, electric cooker, hob and extractor, fluorescent strip light, UPVC windows to the side and rear elevations, UPVC rear entrance door.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

13' 5" x 5' 10" (4.10m x 1.79m) maximum UPVC side window, cupboard.

BEDROOM 1

12' 2" x 13' 10" (3.72m x 4.23m) UPVC windows to the front and side elevations, radiator.

BEDROOM 2

11' 1" x 7' 1" (3.39m x 2.17m) plus large wardrobe. Radiator, UPVC window to the rear elevation.

BATHROOM

7' 8" x 11' 1" (2.35m x 3.40m) Panelled bath, separate shower, wash hand basin and low level WC. Store cupboard, obscure glazed UPVC window.

EXTERIOR

Ample gravelled off-road parking to the front with side driveway leading round to rear garden which is mainly grassed with fencing to the side boundaries and open views of farmland to the front and rear.

DIRECTIONS

From Spalding proceed in a northerly direction along the old Pinchbeck Road, continue through Pinchbeck and Surfleet and onto Gosberton. Turn left off the main road taking a left hand turning before the Co-op into Salem Street. At the 'T' junction turn left into Wargate Way and the property is situated after approximately half a mile on the left hand side.

AMENITIES

Gosberton is a thriving village with a Co-op, butchers shop, primary school, public house, hairdressers, Church, dental practice etc. The Georgian market town of Spalding is 6.5 miles distant offering a full range of facilities.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11517

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.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		