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**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

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#### **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, 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**

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**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.

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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		