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## 65 Bowgate, Gosberton PE11 4LL

**£375,000 Freehold**

- 3 Bedroom Semi-Detached House
- Ample Off-Road Parking
- 6 Acres including Paddocks, Orchards
- Stables, Hobbit House, Sauna, Hot Tub
- Perfect Countryside Retreat

3 bedroom semi-detached house situated on the outskirts of the village of Gosberton. Accommodation comprising entrance porch, lounge, 2nd reception room, kitchen diner, utility room and bathroom to the ground floor; 3 bedrooms to the first floor. Property includes approximately 6 ACRES (STS), with paddocks, stables, orchards, hobbit house, sauna, hot tub, ample off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



### **ACCOMMODATION**

Obscured leaded UPVC double glazed door leading into:

### **ENTRANCE PORCH**

4' 11" x 2' 9" (1.51m x 0.85m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, open archway leading to staircase, obscure porthole window to the side elevation, door into:

### **RECEPTION ROOM 2**

8' 10" x 11' 11" (2.7m x 3.65m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, multi fuel burner set on tiled hearth, tiled flooring, TV point.



### **LOUNGE**

14' 9" x 13' 1" (4.50m x 4.0m) UPVC double glazed window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, BT point, TV point, feature wooden fire surround with gas fire (back boiler system), tiled flooring, central heating thermostat, door into:

### **UNDERSTAIRS STORAGE CUPBOARD/PANTRY**

Shelving, electric consumer unit board.



### **INNER LOBBY**

3' 2" x 3' 6" (0.99m x 1.07m) Tiled flooring, coved and textured ceiling, double wall light, door into:

### **BATHROOM**

5' 4" x 6' 10" (1.64m x 2.09m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, stainless steel heated towel rail, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin with taps and bath with taps.



From the Inner Lobby a part glazed door leads into:

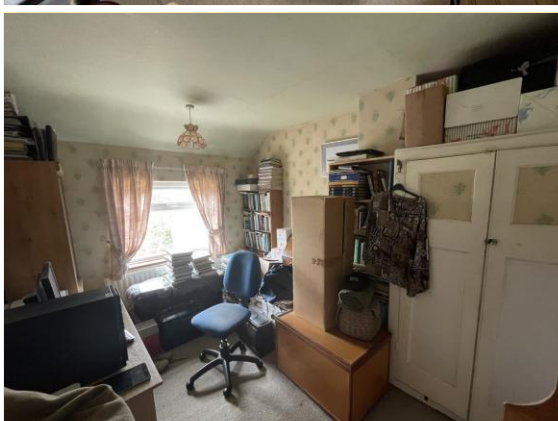
### **OPEN PLAN KITCHEN DINER**

10' 2" x 17' 1" (3.10m x 5.22m) Textured ceiling, spotlight fitment, radiator, flagstone tiled flooring, square arch to Kitchen with UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, tiled flagstone flooring, fitted with a wide range of base and eye level units, display cabinets with work surfaces over, tiled splashbacks, granite worktops, fitted Belfast sink with mixer tap and granite drainer, freestanding electric cooker, under floor heating, space for fridge freezer, part glazed door into:



### **UTILITY ROOM**

6' 1" x 8' 10" (1.87m x 2.70m) UPVC double glazed window to the side and rear elevations, UPVC double glazed door to the rear elevation, flagstone tiled flooring with underfloor heating, extractor fan, fitted with base units, work surfaces over, inset stainless steel sink with taps, plumbing and space for dishwasher and washing machine, space for fridge.



From the Entrance Lobby the staircase rises to:

### **FIRST FLOOR LANDING**

Textured ceiling, centre light point, smoke alarm, access to loft space, door into:



### **MASTER BEDROOM**

9' 2" x 14' 11" (2.81m x 4.55m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator, TV point, fitted storage cupboard into recess, fitted double wardrobe into recess, door into:

### **BEDROOM 2**

9' 1" x 11' 11" (2.79m x 3.64m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving.

### **BEDROOM 3**

8' 8" x 8' 2" (2.65m x 2.49m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

### **EXTERIOR**

Extensive patio area with external lighting and sockets. Shower with shower tray. Hot Tub (included within the sale). Further gravelled area with a wide range of mature shrubs and trees. Wooden dog kennel with run. Side access gate leading into gardens with cold water tap situated here.

The side garden is mainly laid to lawn with a wide range of mature shrub and trees, garden pond.

### **WOODEN BUILT STABLE**

10' 0" x 11' 11" (3.07m x 3.64m)

### **REAR GARDEN**

There is approximately 6 acres (STS) which is mainly laid to lawn, field shelters, hedged boundaries, orchard, wide range of sheds.

### **WOODEN BUILT WORKSHOP**

2 double doors.

Further orchard way which is beautifully presented, not overlooked with a wide range of trees and shrubs.

### **HOBBIT HOUSE**

Wooden construction, central fire pit, seating, separate electric consumer unit board, spotlights, electric sockets. To the rear there is a:



#### **SAUNA**

5' 3" x 7' 5" (1.61m x 2.27m) Wooden construction with seating, accessed via a glass door to the rear, wooden double glazed window to the rear elevation.

#### **FIREPIT ROOM**

10' 9" x 11' 2" (3.3m x 3.42m) Wooden glazed door to the front elevation, 2 double glazed wooden windows to the side, double glazed window to the other side.

#### **SINGLE WOODEN STABLE**

#### **PADDOCKS**

#### **DIRECTIONS**

Leave Spalding along Pinchbeck Road travelling in a northerly direction through the villages of Pinchbeck and Surfleet, bear left into Gosberton. Travel along the High Street turning left onto Bowgate, the subject property is some distance along on the right hand side.

#### **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.







**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** A

**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: S11544**

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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		