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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



35 Clough Road, Gosberton Risegate PE11 4JW

£270,000 Freehold

- Semi-Rural Location with Open Views
- 2 Bedrooms
- Garage, Workshop and Office
- Multiple Off-Road Parking
- Viewing Recommended

Superbly presented 2 bedroom detached bungalow with accommodation comprising entrance hallway, lounge, recently refitted kitchen diner, 2 double bedrooms and recently refitted shower room. Multiple off-road parking, tandem garage/workshop, office. South facing low maintenance rear garden with open views. Oil central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance UPVC obscure double glazed door with matching full length obscure glazed panels to both side elevations leading into:

ENTRANCE HALLWAY

7' 5" x 15' 6" (2.27m x 4.73m) Coved and textured ceiling, centre light point, smoke alarm, BT point, fitted alarm system, central heating thermostat, double door cupboards housing hot water cylinder with slatted shelving, door into:

FORMAL LOUNGE

12' 0" x 16' 2" (3.68m x 4.95m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, fireplace with tiled backing and tiled hearth with fitted multi fuel burner.

From the Entrance Hallway into:

SHOWER ROOM

7' 4" x 7' 5" (2.26m x 2.27m) Completely refurbished with obscure UPVC double glazed window to the side elevation, coved and textured ceiling,



centre light point, Kamdean flooring, part tiled walls, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fitted wall unit, fully tiled shower cubicle with fitted the mostatic shower.

From the Entrance Hallway into:

MASTER BEDROOM

11' 1" x 12' 10" (3.40m x 3.92m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, smoke alarm.

BEDROOM 2

10' 0" x 11' 10" (3.05m x 3.63m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

KITCHEN DINER

11' 3" x 10' 5" (3.45m x 3.19m) UPVC double glazed window to the side and rear elevations, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitting, radiator, recently refitted with a Prestige Ultimate kitchen with a wide range of base, eye level and drawer units, under cabinet lighting, inset enamel sink with mixer tap, water softener, integrated slim-line Bosch dishwasher, integrated Bosch washing machine, integrated eye level Neff slide and tilt electric oven, integrated Neff combination microwave, American fridge freezer, integrated Induction AEG ceramic hob with glass splashbacks, stainless steel extractor hood over.



EXTERIOR

Fenced boundaries to the front with brick pillars leading on to an extensive gravelled driveway with paved pathways. Wrought iron gates to the side of the property. Extensive lighting, cold water tap, further wooden gate leading into the rear garden.



GARAGE

8' 11" x 16' 0" (2.73m x 4.89m) Electric roller door, strip light, power socket, floor standing oil boiler, opening into:

SOUTH FACING REAR GARDEN

Extensive patio area, lighting, the garden is designed for ease of maintenance with gravelled area and raised borders, Olive tree and rose bushes. Raised vegetable patch, wooden garden shed. New oil tank.



WORKSHOP

17' 3" x 12' 4" (5.27m x 3.77m) UPVC double glazed door to the front and side elevations, vaulted roof, power socket, strip lighting.

OFFICE/FURTHER STORE

7' 10" x 12' 7" (2.41m x 3.85m) Desk.

AGENTS NOTE

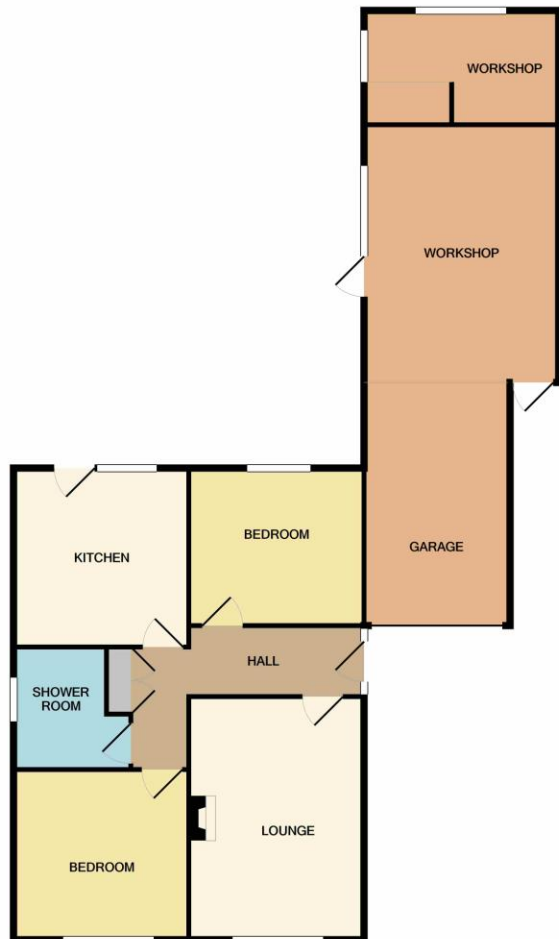
Fitted wooden shutters to all windows (included in the sale).

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road and then immediately left into Belchmire Lane (before the primary school). Proceed for a mile and a half over the level crossing into Risegate Road, go straight on at the crossroads into Clough Road and the property is situated on the left hand side.



Local amenities including primary school, public house, Church etc. The well served village of Gosberton is less than 2 miles from the property and has a range of shops, primary school, doctors surgery, dentist, hairdressers etc. Spalding is 8 miles distant and offers a full range of facilities.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S11571

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

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