

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'The Mantles' 47 Clough Road, Gosberton Risegate PE11 4JW

£385,000 Freehold

- Semi-Rural Location
- 3 Bedrooms
- Generous Sized Gardens
- Workshop and Single Garage
- Ample Off-Road Parking

Immaculately presented spacious detached bungalow built in 1999. Generous sized gardens, ample off-road parking, workshop and single garage. Oil central heating, UPVC windows. Large entrance hall, lounge, 3 double bedrooms, dining kitchen, utility room and cloakroom. There is Planning Permission (Ref H08-0593-24 for an additional dwelling on the site of the workshop (AWAITING DECISION FROM THE COUNCIL). Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lantern lighting and doorbell and through a composite obscured double glazed door with matching obscured glazed panel leading into:

ENTRANCE HALLWAY

8' 0" x 19' 5" (2.45m x 5.94m) Coved and textured ceiling, 2 centre light points, smoke alarm, alarm controls, BT point, double radiator, laminate flooring, storage cupboard off housing hot water cylinder with slatted shelving, door into:

MASTER BEDROOM

11' 11" x 14' 10" (3.64m x 4.54m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, laminate flooring.

BEDROOM 2

10' 5" x 13' 0" (3.18m x 3.98m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, TV point, radiator, laminate flooring.



BEDROOM 3

9' 4" x 8' 2" (2.87m x 2.50m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, laminate flooring.

FAMILY BATHROOM

10' 5" x 7' 8" (3.18m x 2.34m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, vinyl floor covering, part tiled walls, heated towel rail, recently fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and mirror over, oval bath with central mixer tap and fully tiled shower enclosure with fitted thermostatic shower over.



From the Entrance Hallway a door leads into:

LOUNGE

13' 0" x 18' 4" (3.97m x 5.60m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, 2 fitted wall lights, double radiator, laminate flooring, TV point, feature limestone fireplace with fitted coal effect gas propane fire.

KITCHEN DINER

11' 8" x 12' 1" (3.56m x 3.69m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, centre light point, radiator, tiled flooring, recently fitted with a wide range of base, eye level and drawer units, Quartz worktops, inset stainless steel bowl sink with mixer tap, integrated fridge, integrated Bosch slim-line dishwasher, integrated freezer, integrated AEG ceramic induction hob, stainless steel canopy extractor hood, integrated eye level AEG stainless steel microwave/combi, integrated AEG stainless steel fan assisted electric oven, under cabinet lighting, door into:



UTILITY ROOM

8' 11" x 8' 5" (2.72m x 2.57m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, tiled flooring, skimmed and coved ceiling, centre spotlight fitment, extractor fan, fitted with base and eye level units, work surfaces over, floor standing Worcester Bosch boiler, plumbing and space for washing machine and tumble dryer, inset stainless steel sink with mixer tap.



WALK-IN PANTRY

3' 10" x 3' 8" (1.18m x 1.12m) Fitted shelving and lighting.

CLOAKROOM

3' 4" x 4' 10" (1.03m x 1.49m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, laminate flooring, radiator, fitted with a two piece suite comprising low level and corner wash hand basin with taps and tiled splashbacks.

EXTERIOR

Extensive gravelled driveway providing multiple parking and double gated access into the subject plot.

ATTACHED INTEGRAL GARAGE

Up and over door, power and lighting.

The front garden is mainly laid to lawn with paved pathways, oil tank, wooden garden.





REAR GARDEN

Extensive lighting, patio area, the garden is mainly laid to lawn with hedged boundaries.

SIDE GARDEN

Paved pathways, lighting, cold water tap, space for gas propane bottles. There is also a lawn with a range of mature shrubs and trees.

SECTIONAL BLOCK GARAGE

Double doors with power and lighting.

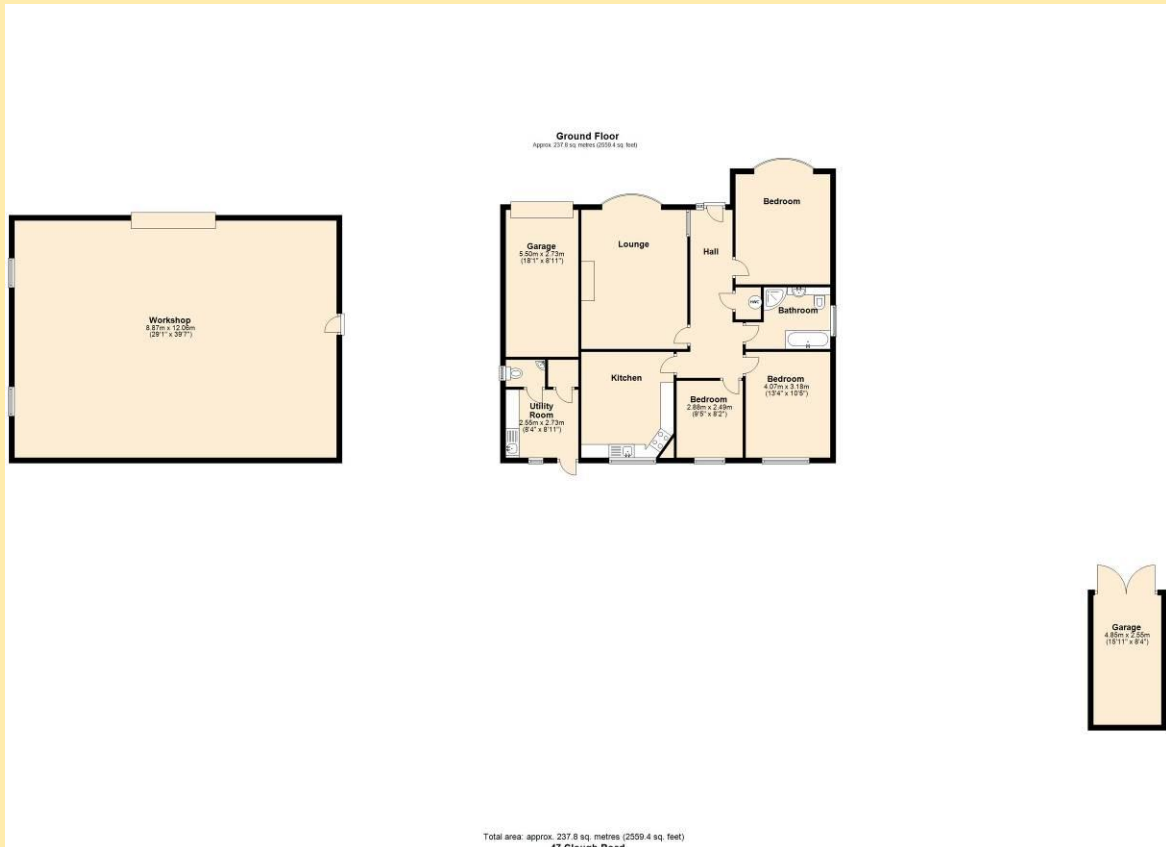
AGENTS NOTE REGARDING PLANNING PERMISSION

There is Planning Permission (Ref H08-0593-24 for a separate dwelling on the site of the workshop (replace the workshop with the dwelling).

There is currently a:-

BLOCK BUILT WORKSHOP

29' 3" x 39' 4" (8.94m x 12.01m) Block construction with 2 UPVC double glazed windows to the rear elevation, roller door to the front elevation, separate electric consumer unit board, Obscured UPVC double glazed door to the side elevation. Storage into eaves, strip light, various power points. The workshop floor is power floated.





DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the High Street and then immediately into Belchmire Lane, continue into Risegate Road passing over the level crossing and continuing for one and a half miles into Clough Road and the property is situated on the left hand side.

AMENITIES

Within Gosberton Risegate/Gosberton Clough there are amenities including a primary school, public houses and post office. The well served village of Gosberton is approximately 1.5 miles from the property and offers doctors surgery, primary school, shops, hairdressers, public house etc. The market town of Spalding is approximately 8 miles distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with Bus and Railway Stations and access to Peterborough. Peterborough has a fast train link with London's Kings Cross minimum journey time 50 minutes.





TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX BAND C

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: S11543

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		