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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



131 High Street, Gosberton PE11 4NA

£359,950 Freehold

- Popular Location
- Ground Floor Bedroom with En-Suite
- 3 Bedrooms and Bathroom to First Floor
- Good Sized Driveway with Double Garage
- No Chain

Individual detached property dating to circa 1925 with generous sized gardens, ample parking, double garage. Central village location. Generous sized 4 bedroomed accommodation. Offers scope for updating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Pillared open storm porch and attractive part leaded light glazed front entrance door to:

RECEPTION HALL

14' 8" x 10' 0" (4.49m x 3.06m) Radiator, electric storage heater, ceiling light, understairs store cupboard housing the electricity meter, ceiling light, staircase off, doors arranged off to:

SITTING ROOM

14' 0" x 14' 11" (4.28m x 4.56m) plus large curved bay window. UPVC window to the front elevation, picture rail, ceiling light, coal effect gas fire and point with raised hearth and decorative surround, radiator.

DINING ROOM

14' 10" x 13' 10" (4.54m x 4.24m) Coved ceiling, ceiling light, glazed door with full height picture window to the rear elevation, coal effect gas fire and point with raised hearth and decorative surround, picture rail, ceiling light, radiator, door to:

GROUND FLOOR BEDROOM 4

11' 9" x 11' 10" (3.59m x 3.63m) Recessed wardrobe with sliding mirror doors, UPVC window to the front elevation, coved cornice, ceiling light, door to:

EN-SUITE SHOWER ROOM

11' 10" x 5' 10" (3.63m x 1.79m) maximum Fully tiled walls, walk-in shower area



with Creda electric shower, pedestal wash hand basin, low level WC, radiator, panelled ceiling, ceiling light, obscure glazed UPVC window.

KITCHEN

9' 4" x 16' 3" (2.87m x 4.97m) maximum Range of units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with hot and cold taps and soft water tap, wall cupboards, Ideal Mexico gas fired central heating boiler, cupboards and drawers, plumbing and space for washing machine, electric oven, hob and cooker hood, fluorescent strip light, UPVC window overlooking the Conservatory and timber window to the other side, sliding door to:

PANTRY

6' 9" x 2' 11" (2.07m x 0.91m) Fitted shelves, ceiling light.

From the Kitchen a part glazed door opens into:

CONSERVATORY

11' 5" x 11' 7" (3.49m x 3.54m) Dwarf brick and UPVC construction with a Perspex style mono pitch roof, doorway to:

INNER LOBBY

With back door and doors arranged off to:

WASH HOUSE

11' 2" x 3' 11" (3.42m x 1.21m) Power and lighting.

SEPARATE WC

Low level suite, electric light.

From the main Reception Hall the attractive staircase with polished timber rail and ornate metal inserts rises to:

GALLERIED FIRST FLOOR LANDING

10' 0" x 11' 8" (3.07m x 3.56m) overall UPVC window to the side elevation with display sill, access to loft space, picture rail, ceiling light, shelved store cupboard, doors arranged off to:

BEDROOM 1

14' 11" x 13' 11" (4.57m x 4.26m) Dual aspect with UPVC windows to the rear and side elevations, picture rail, ceiling light, radiator, built-in double wardrobe with over head storage.

BATHROOM

7' 11" x 8' 5" (2.42m x 2.57m) Three piece suite comprising panelled bath with hot and cold taps, hand grips and Aqualisa shower over with tiled surround, pedestal wash hand basin, low level WC, heated towel rail, picture rail, ceiling light, obscure glazed UPVC window, built-in Airing Cupboard.

BEDROOM 2

14' 11" x 14' 1" (4.56m x 4.30m) UPVC window to the front elevation, large fitted double wardrobe with overhead storage, ornamental fireplace, radiator, ceiling light.

BEDROOM 3

10' 0" x 10' 0" (3.07m x 3.05m) UPVC window to the front elevation, ceiling light, radiator, picture rail.

EXTERIOR

The property occupies a generous sized plot set extremely well back from the road with a large lawned front garden, extensive stocked borders, raised fishpond, extensive tarmac driveway leading to a parking area and turning bay providing parking for a number of cars and access to:

LEAN-TO CAR PORT

18' 0" x 9' 10" (5.5m x 3.00m)

ATTACHED DOUBLE GARAGE

18' 0" x 17' 4" (5.49m x 5.30m) Twin up and over doors, power and lighting.

There is a further garden area to the side of the Garage comprising an extensive lawned area with inset trees and a pathway continues round to the rear of the property where there is a further lawned garden, gravelled area, raised paved patio, timber shed and brick fuel store and a further lean-to store shed. Outside tap.

SPECIAL NOTE

In the Agents opinion the property offers great scope for extension or potentially additional building either on the garden area to the western side or potentially on the front garden subject to Planning Consent and Building Regulations.

TENURE Freehold

SERVICES All Mains

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: S11637

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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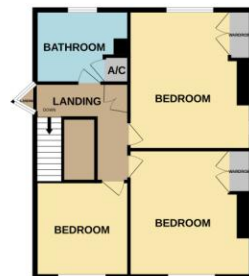
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DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road continue through Pinchbeck and Surfleet and on to Gosberton. Exit the main road off the bend continuing up the High Street into Gosberton, through the centre and the property is situated on the right hand side shortly after passing the Princebuild yard.



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		