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**146 Siltside, Gosberton Risegate PE11 4JR**

**£295,000 Freehold**

- Superbly Presented
- Three Bedrooms
- Open Field Views to the Rear
- Village Location
- Viewing Recommended

Superbly presented three bedroom detached bungalow situated in the village location of Gosberton Risegate with accommodation comprising of entrance hallway, lounge, kitchen/diner, utility room, three bedrooms, four piece family bathroom, single garage, multiple off road parking, enclosed, mature rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

Obscure composite door to the side elevation with outdoor lighting, leading into:

#### ENTRANCE HALLWAY

12' 0" x 15' 5" (3.67m x 4.70m) With textured and coved ceiling, centre light point x 2, BT point, loft access, single radiator, storage cupboard off housing Worcester gas boiler. Door off to:

#### LOUNGE

12' 1" x 19' 1" (3.70m x 5.84m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, 2 x fitted wall lights, double radiator, TV point.

#### KITCHEN

9' 5" x 16' 0" (2.89m x 4.90m) With UPVC double glazed window to the front and side elevations, textured and coved ceiling with centre light point, single radiator, TV point, fitted with a wide range of base, eye level and drawer units with preparation surfaces over tiled splash backs with integrated Hotpoint fan assisted electric oven, integrated Hotpoint induction hob with extractor hood over, under cabinet lighting, inset







stainless steel sink with pull out sprinkler tap, fridge/freezer space. Door off into:

#### UTILITY ROOM

4' 9" x 6' 9" (1.46m x 2.07m) With obscured UPVC double glazed door to the side elevation, UPVC double glazed window to side elevation, textured and coved ceiling with centre light point, extractor fan, single radiator, fitted with a range of base and eye level units with preparation surfaces over tiled splash backs with inset square stainless steel bowl sink with pull out sprinkler tap, plumbing and space for washing machine, space for tumble dryer.

#### FAMILY BATHROOM

6' 4" x 9' 1" (1.95m x 2.77m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, extractor fan, fully tiled walls, single radiator, shaver point, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap over, bath with taps and fully tiled shower cubicle with fitted Triton Trance shower over.

#### MASTER BEDROOM

9' 0" x 13' 3" (2.75m x 4.06m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, radiator.

#### BEDROOM 2

9' 10" x 12' 6" (3.01m x 3.83m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator.

#### BEDROOM 3

8' 3" x 9' 8" (2.54m x 2.97m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, single radiator.

#### EXTERIOR

Hedged boundaries, wrought iron gated access, mainly laid to lawn with shrub borders and paved pathways, wooden side access gate leading into rear garden. To the side there is an extensive gravel driveway providing multiple off road parking, extensive outdoor lantern lighting, leading to:

#### GARAGE

9' 6" x 19' 4" (2.91m x 5.91m) With up and over door, wooden glazed window to the rear elevation, textured ceiling, strip lighting, power points, electric consumer unit.

#### REAR GARDEN

Gated access to both side elevations, outdoor tap, paved pathways, outdoor lighting, the garden to the rear is mainly laid to lawn with glasshouse and galvanised garden shed, fenced boundaries to both sides and rear elevations with field views.

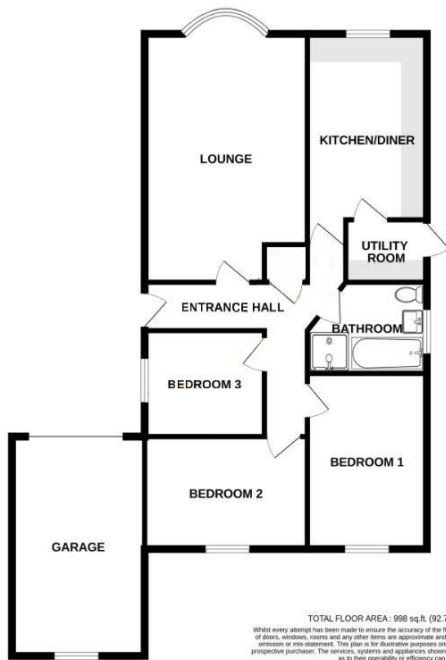
#### DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue along the B1397 through the villages of Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the High Street and then immediately left into Belchmire Lane continue for around 2 miles passing the level crossing and taking the next right hand turning and then immediately left at the 'T' junction along Siltside where the property is situated on the right hand side.

#### AMENITIES

The local villages of Gosberton Risegate and Gosberton Clough have combined facilities including Church, primary school etc. The well served village of Gosberton is approximately 2 miles from the property and has various amenities including shops, post office, primary school and modern medical centre. The market town of Spalding is 8 miles to the south of the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations and access to Peterborough (18 miles) which has a fast train link with London's Kings Cross minimum journey time 50 minutes.

GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



**TENURE** Freehold

**SERVICES** LPG Gas central heating, private drainage, mains electricity and water.

**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

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**Ref: S11724**

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		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		