

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



128 Siltside, Gosberton Risegate PE11 4JR

£259,950 Freehold

- Superbly Presented
- Re-fitted Shower Room
- Two Double Bedrooms
- Semi-Rural Location
- Multi Off Road Parking

Superbly presented two bedroom detached bungalow situated in semi-rural location with accommodation comprising of entrance porch, entrance hallway, recently fitted shower room, two double bedrooms, kitchen/diner, mature gardens to the front and rear, attached garage, multiple off road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Obscure leaded composite door leading into:

ENTRANCE PORCH

5' 4" x 5' 7" (1.63m x 1.71m) With skimmed ceiling, inset LED lighting, obscure UPVC double glazed window to the side elevation, fitted coat rail, laminate flooring.

ENTRANCE HALLWAY

5' 3" x 17' 0" (1.62m x 5.19m) Obscured UPVC double glazed door to the front elevation, with skimmed and coved ceiling, smoke alarm, inset LED lighting, vinyl dick plank effect flooring, fitted electric storage heater. Storage cupboard off with fitted shelving and lighting, BT point, loft access with part boarding, pull down ladder and lighting. Door off into:

LOUNGE

11' 2" x 16' 0" (3.42m x 4.89m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, TV point, centrally located multi fuel burner with brick effect backing, tiled hearth.





BEDROOM 1

12' 2" x 11' 3" (3.71m x 3.45m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, fitted electric storage heater.

BEDROOM 2

10' 4" x 11' 11" (3.17m x 3.64m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, electric storage heater, fitted wardrobe with five door wardrobe and further built in drawer units.

FAMILY SHOWER ROOM

5' 4" x 6' 8" (1.63m x 2.05m) Recently refitted with obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset LED lighting, extractor fan, tiled walls, fitted vinyl dick plank effect flooring, heated towel rail, fitted with a three piece suite comprising off low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, glass mirrored medicine cabinet over, shower enclosure with glass sliding doors with fitted rainfall shower head, fitted with aqua boarding, thermostatic shower.

OPEN PLAN KITCHEN/DINER

12' 0" x 19' 1" (3.68m x 5.84m) With UPVC double glazed window to the rear elevation x 2, UPVC double glazed door to the rear elevation, textured and coved ceiling with inset LED lighting, centre light point to dining area, obscure UPVC double glazed window to the side elevation, electric storage heater to dining and kitchen area. Kitchen area is fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with insets stainless steel sink with mixer tap, plumbing and space for washing machine and dishwasher, space for American fridge/freezer, integrated Diplomat ceramic hob with pull out extractor hood over, integrated Beko fan assisted electric oven.

EXTERIOR

Double five bar gate leading into tarmac driveway with turning bay, off road parking for multiple vehicles. The garden to the front is laid to lawn with a wide range of mature shrub and tree borders, gated access to both side elevations, extensive outdoor lighting.

REAR GARDEN

The property is not overlooked to the rear, outdoor lighting, outdoor tap, extensive flagstone patio area, the garden is mainly laid to lawn with hedge boundaries to the rear and shrub borders, further gravel pathway, wooden log storage, shed and glasshouse.

GARAGE

8' 2" x 15' 10" (2.50m x 4.84m) With electric roller door to the front elevation, power and lighting, recently electric consumer unit, hot water cylinder, strip lighting.

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 Belchmere Lane continue for a round 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

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: 17100

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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CONTACT