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## 22 Siltside, Gosberton Risegate PE11 4ET

**£295,000 Freehold**

- 2 Bedroom Bungalow
- Non-Standard Construction
- Studio/Work From Home
- Gated Vehicular Access to Both Front and Side
- Viewing Recommended

Unique detached residence situated in a popular village location on a good sized, private plot with electric gated access to the front and vehicular access also to the rear therefore the property offers multiple off-road parking. Detached bungalow of non-standard construction comprising entrance hallway, lounge, 2 double bedrooms, bathroom, kitchen, day room, inner hallway/kitchen 2. Separate studio/work from home office. Separate Annexe potential.

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#### ACCOMMODATION

Access is gained to the side of the property through an obscured UPVC double glazed door leading into:

#### KITCHEN

9' 0" x 8' 9" (2.75m x 2.68m) UPVC double glazed window to the side elevation, skimmed ceiling, centre spotlight fitting, electric storage heater, alarm controls, porcelain tiled flooring, fitted with a wide range of base and drawer units, work surfaces over, splashbacks, inset circular bowl sink with mixer tap, integrated Smeg double fan assisted electric oven, dresser included in sale. Obscured UPVC double glazed door into:

#### DAY ROOM

8' 5" x 22' 4" (2.58m x 6.81m) UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the rear elevation, porcelain tiled flooring, radiator, 2 electric





storage heaters, feature fireplace with wooden surround and fitted multi fuel burner, TV point. Opening into:

#### **INNER LOBBY/2ND KITCHEN**

8' 2" x 7' 3" (2.49m x 2.21m) Skimmed and coved ceiling, centre ceiling rose, centre light point, porcelain tiled flooring, fitted with a range of base units with work surfaces over, tiled splashbacks, feature Aga (not connected), radiator, Welsh dresser (matching units), door into:

#### **FAMILY BATHROOM**

10' 1" x 12' 6" (3.09m x 3.82m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, porcelain tiled flooring, electric storage heater, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and roll top bath with claw feet and telephone shower mixer tap.

From the Inner Lobby/2nd Kitchen into:

#### **ENTRANCE HALLWAY**

4' 7" x 13' 4" (1.41m x 4.07m) Obscured UPVC double glazed door to the front elevation leading into Porch, coved and textured ceiling, centre light point, electric storage heater, storage cupboard off with slatted shelving.

#### **ENTRANCE PORCH**

5' 1" x 5' 11" (1.55m x 1.81m) UPVC construction with UPVC double glazed windows to both sides and to the front elevation, obscured leaded UPVC double glazed door to the side elevation, polycarbonate roof, porcelain tiled flooring.

From the Entrance Hallway a door leads into:

#### **LOUNGE**

10' 4" x 15' 1" (3.15m x 4.61m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, electric radiator, marble fireplace with fitted electric coal effect fire, TV point, storage cupboard off housing electric consumer unit.

#### **MASTER BEDROOM**

10' 0" x 11' 3" (3.06m x 3.45m) UPVC double glazed bay window to the front elevation, coved ceiling, centre light point, electric radiator, fitted wardrobes with hanging rail and shelving (depth of 0.7m).

#### **BEDROOM 2**

10' 5" x 11' 5" (3.18m x 3.50m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, decorative ceiling rose.

#### **EXTERIOR**

Solid wooden double electric gates leading on to the driveway. There are hedged boundaries to the front and side. The gravelled driveway providing multiple off-road parking. The front garden is laid to lawn with a wide range of mature shrub and tree borders, 4 external electric sockets. Step up to paved patio with an open archway with UPVC double glazed door leading into side garden.

#### **SIDE GARDEN**

2 lantern lights, extensive patio with brick pillared walling, double external sockets, extensive lighting.





#### REAR GARDEN

Paved patio, artificial lawned area, gravelled area providing parking. Wooden garden shed with power.

Further double gated access, fenced area with side gate leading on to further garden, cold water tap, extensive lighting, paved pathways, gravelled area, wood store with double wooden gates to the side elevation with Right of way roadway to the side of the property for accessibility.

#### WOODEN SHED

8' 5" x 10' 7" (2.59m x 3.25m) Separate electric consumer unit board, tiled flooring, power points, plumbing and space for washing machine.

#### FURTHER WOOD SHED

9' 2" x 11' 2" (2.8m x 3.42m)

#### POTENTIAL ANNEXE

11' 10" x 13' 9" (3.63m x 4.20m) Lantern light, cold water tap, covered area with UPVC double glazed door to the side elevation, electric consumer unit board, electric storage heater, porcelain tiled flooring, UPVC double glazed windows to the front, side and rear elevations, fitted with a wide range of base, eye level and drawers units, inset enamel sink with mixer tap, space for fridge freezer, integrated electric hob, microwave and Bush electric oven, electric storage heater, opening into:

#### POTENTIAL LOUNGE

8' 2" x 13' 9" (2.51m x 4.21m) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, porcelain tiled flooring, fitted fireplace with multi fuel burner, door into:

#### SHOWER ROOM

5' 6" x 11' 5" (1.68m x 3.50m) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, porcelain tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin with taps, walk-in shower enclosure with fitted thermostatic shower over with rainfall shower head and shower attachment tap, double doors to:

#### STORAGE AREA

Shelving.





## DIRECTIONS

Leave Spalding along Pinchbeck Road heading towards Pinchbeck and then through Surfleet. At the roundabout continue forwards towards Gosberton. Upon entering the village turn left onto Belchmire Lane and follow the road along. The road becomes Risegate Road and then Siltside.

## 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.







#### **BRICK BUILT STUDIO/WORK FROM HOME OFFICE**

UPVC double glazed bay window to the front elevation, UPVC double glazed door to the front elevation.

#### **FRONT ROOM**

14'7" x 14'1" (4.47m x 4.31m)

Skimmed ceiling, inset LED lighting, polished laminate flooring, electric radiator, TV point, sliding doors into:

#### **BEDROOM:**

8'11" x 14' (2.72m x 4.28m)

Skimmed ceiling, centre light point, sliding doors to:

#### **STORAGE AREA**

5'7" x 6' (1.71m x 1.83m)

Hanging rail and shelving.

#### **EN-SUITE**

5'6" x 8'3" (1.7m x 2.52m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, fully tiled shower enclosure with fitted thermostatic shower over.







# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

**TENURE** Freehold

**SERVICES** Mains electricity and water. Drainage to a septic tank with separate soakaway.

**COUNCIL TAX BAND** TBA

## 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: S11880

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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