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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Hedgerows, Chesboule Lane, Gosberton Rise Gate PE11 4EU

**£225,000 Freehold**

- Semi-Rural Location
- Stunning Kitchen Diner
- 3 Bedrooms, En-Suite
- Conservatory
- Oil Central Heating

Deceptively spacious nicely presented 3 bedroom detached house with multiple off-road parking and enclosed gardens. Accommodation comprising entrance lobby, STUNNING RECENTLY FITTED KITCHEN, lounge, conservatory, 3 bedrooms, en-suite and family bathroom. Field views to the front and rear of the property.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



#### ACCOMMODATION

Side entrance door with obscure glazed panel to:

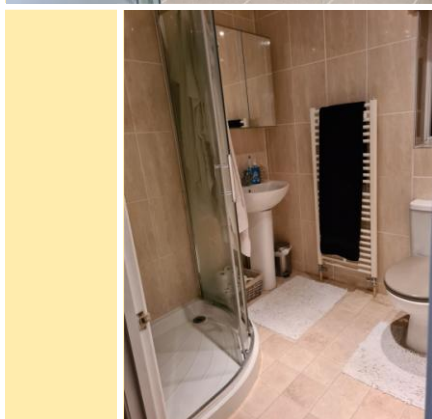
#### ENTRANCE HALL

Coved cornice, ceiling light, smoke alarm, radiator, staircase off, door to:

#### KITCHEN DINER

18'0" x 16'3" (5.51m x 4.96m) narrowing to 15'10" (4.83m), a stunning room with quality fitted kitchen with numerous base cupboards and drawers, wood grain effect worktops with curved ends, inset one and a quarter bowl sink unit with mono block mixer tap, space for Range style cooker, large multi speed cooker hood, coved cornice, recessed ceiling light, tiled floor, 2 UPVC windows to the front elevation, radiator, plumbing and space for washing machine, further appliance space, integrated fridge freezer, cupboard housing the Worcester central heating boiler, sliding door to:





#### UNDERSTAIRS STORE CUPBOARD

Space for tumble dryer and microwave, shelving, coat hooks, tiled floor, mains water supply.

#### LOUNGE

18'1" x 11'8" (5.53m x 3.57m) Multi fuel stove with raised hearth and natural timber mantle, dado rail, wall lights, ceiling light, coved cornice, radiator, laminate flooring, pair of French doors opening into:

#### CONSERVATORY

10'0" x 11'3" (3.05m x 3.45m) maximum Pentagonal shaped with dwarf brick walls, UPVC windows, pitched polycarbonate roof, propeller style fan with ceiling light, radiator, power sockets.

From the Entrance Hall the carpeted staircase rises to:

#### GALLERIED FIRST FLOOR LANDING

Large built-in Airing Cupboard, doors arranged off to:

#### MASTER BEDROOM

10'11" x 9'8" (3.34m x 2.95m) plus large door recess. UPVC window to the front elevation with views of open farmland, dado rail, ceiling light, coved cornice, radiator, telephone point.

#### EN-SUITE SHOWER ROOM

6'0" x 6'0" (1.83m x 1.84m) Fully tiled walls, tile effect vinyl floor covering, vertical radiator/towel rail, three piece suite comprising shower cubicle with Mira shower, pedestal wash hand basin and low level WC. Coved cornice, extractor fan, ceiling light, obscure glazed UPVC window.

#### BEDROOM 2

10'2" x 11'9" (3.11m x 3.59m) UPVC window to the rear, coved cornice, ceiling light, fitted carpet, radiator.

#### BEDROOM 3

10'9" x 8'1" (3.29m x 2.48m) UPVC window to the front elevation with views of open farmland, fitted carpet, radiator, coved cornice, ceiling light, telephone point.

#### LUXURY BATHROOM

8'9" x 8'0" (2.69m x 2.45m) Fully tiled walls, tiled floor, coved cornice, ceiling light, 'P' shaped bath with shower over and curved screen, low level WC, hand basin with vanity storage unit, vertical radiator/towel rail, obscure glazed UPVC window.

#### EXTERIOR

At the front of the property there is an open plan gravelled driveway and parking area with parking for several cars. Gated access to the side where there is a modern oil storage tank. To the other side there is access to the main entrance door with canopied entrance porch and external electric light plus a gate leading round to:

#### ESTABLISHED REAR GARDEN

Predominantly laid to lawn with close boarded timber fencing to the side boundaries, paved patio, store shed, log store and water butt and conifer hedging to the rear with open farmland beyond.

#### DIRECTIONS

From Spalding proceed in a northerly direction along the B1356 Pinchbeck Road and continue through Pinchbeck, Surfleet and on to Gosberton. Turn off at the Five Bells corner into High Street and turn immediately left into Belchmire Lane, over the railway crossing, turn right at the crossroads into Chesboulle Lane and the property is situated on the right hand side.

#### AMENITIES

There is a primary school and public house within Gosberton Rise gate. The well served village of Gosberton is approximately 2 miles distant and has a variety of shops, primary school, Church, public house, doctors surgery etc. The Georgian market town of Spalding is 8 miles to the south of the property and has a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
61	100

### TENURE

Freehold

### SERVICES

Mains water, electricity and drainage. Oil central heating.

### COUNCIL TAX BAND

Band B

### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

### Ref: S10637

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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