



BRADLEY JAMES

ESTATE AGENTS



## 9 Poachers Hide, Gosberton, Spalding, Lincolnshire, PE11 4PF

Asking price £230,000

- No chain
- Two reception rooms
- Box bay window in the lounge
- Off road parking that leads to a single garage
- Walking distance to Victoria Tea Rooms
- Two bedrooms
- Kitchen that is adjacent to the dining room
- Shower room
- Cul-de-sac location
- Walking distance to doctors, dentist, and Co Op with post office

Welcome to Poachers Hide, a charming NO CHAIN detached bungalow nestled in the heart of Gosberton. This delightful property features two well-proportioned bedrooms and two inviting reception rooms, making it an ideal home for those seeking comfort and convenience. The dining room is particularly noteworthy, as it boasts French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. It flows from the dining room to the kitchen creating a great social gathering area. There is a handy modern shower room that serves both bedrooms. A modern lounge which features a box bay window to the front.

**\*\*Computer generated images have been used to show what the property could look like to modernise the kitchen, dining room and the lounge.\*\***

Situated in a popular cul-de-sac, this bungalow benefits from its proximity to a wealth of local amenities. Residents can enjoy the convenience of having a doctor's surgery, dentist, Co-op with a post office, butchers, Premier shop, hairdressers, takeaway, and the charming Victoria Tea House, all within easy walking distance. The community spirit is palpable, with a local church adding to the village's welcoming atmosphere.

The property offers off-road parking for up to two-three vehicles, leading to a single garage. This practical feature ensures that you will never have to worry about parking. With no onward chain, this bungalow is ready for you to move in and make it your own.

In summary, Poachers Hide is a must-see for anyone looking for a comfortable and convenient lifestyle in a vibrant village setting. Don't miss the opportunity to view this lovely home.



Council Tax Band: B



### Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has a radiator, power points, telephone point, loft hatch and airing cupboard with shelving and hot water tank.

### Lounge

14'2 x 12'8

UPVC double glazed box bay window to the front, radiator, power points and TV point. (Measurements into the bay)

### Kitchen

13'3 x 8'0

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and point for fridge, space and plumbing for washing machine, wall mounted boiler, fuse box, tiled splashback and an archway through to the dining room.

### Dining Room

10' x 8'0

UPVC double glazed French doors onto the rear garden, radiator and power points.

### Bedroom 1

10'5 x 9'6

UPVC double glazed window to the front, radiator and power points and fitted wardrobes.

### Bedroom 2

10'1 x 8'2

UPVC double glazed window to the side, radiator and power points and fitted wardrobes.

### Shower Room

UPVC obscured double glazed window to the side, walk-in double shower with a built-in mixer shower over with a separate showerhead on a sliding adjustable rail, grab rail, vanity wash hand basin with mixer taps over, WC with push button flush with inset storage cupboards beneath and worksurface over, half height tiled walls, wall mounted light with shaver points and wall mounted heated towel rail.

### Outside

The property has a laid to lawn area with shrub and flower borders, gravel off-road parking to the front and side which leads to the single garage.

### Single Garage

18'2 x 8'2

Up and over door, power and lighting connected, rear

garden is enclosed by panel fencing, it is predominantly laid to lawn, has well established flower and shrub borders and outside tap.








## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Ground Floor

