



BRADLEY JAMES

ESTATE AGENTS



**127A High Street, Gosberton, Spalding, Lincolnshire, PE11 4NA**

**Asking price £250,000**

- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN REFITTED IN 2018
- SNUG
- CONSERVATORY
- EN-SUITE TO BEDROOM ONE
- LOUNGE WITH OPEN FIRE PLACE
- NEW WINDOWS AND DOORS FITTED IN 2016
- DINING ROOM
- WALKING DISTANCE TO LOCAL AMENITIES

# 127A High Street, Spalding PE11 4NA

Bradley James offer for sale this three double bedroom, three reception room detached family home which is nestled on the High Street in the charming village of Gosberton. This delightful detached house, built in 1989, presents an excellent opportunity for families seeking a spacious and well-appointed home.

Upon entering, you are greeted by a separate entrance porch that leads into a welcoming and spacious entrance hall. The ground floor boasts three reception rooms, including a dining room which leads onto a snug and a sunlit lounge located to the rear, that features an inviting open fireplace. The lounge seamlessly connects to a conservatory through patio doors, creating a perfect space for relaxation and entertaining.

The kitchen, refitted in 2018, is equipped with modern amenities, including a Neff hide and slide oven, making it a joy for any home cook.

The first floor offers a spacious landing that leads to three well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the other two bedrooms share a conveniently located bathroom.

Outside, the property is set on a non-estate plot, providing ample off-road parking for up to five-six vehicles, a rare find in this area. The side gated access leads to a private rear garden, ideal for outdoor activities and family gatherings.

Conveniently located within walking distance to local amenities, residents can enjoy easy access to a variety of shops, including a Co-op with a post office, a butcher, Doctors, Dentist and a primary school, as well as delightful tea rooms and takeaways. This home is perfect for those seeking a blend of comfort, space, and community living.



Council Tax Band: C



### Entrance Hall

Wooden front door into the entrance porch which has a wooden sealed double glazed window to the side and tiled floor. Then going through a UPVC obscured double glazed door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, under stairs alcove with storage and a door leading to the cloakroom.

### Cloakroom

UPVC obscured double glazed window to the side, WC, wash hand basin with taps over, tiled splashback and radiator.

### Dining Room

9'6 x 8'0

UPVC double glazed window to the front, power points, TV point and a block archway leading through into the snug.

### Snug

7'7 x 7'1

UPVC double glazed window to front, radiator, power points and wall lights.

### Kitchen

13'0 x 7'0

UPVC double glazed window to the front, UPVC double glazed stable door to the side, base and eye level units with work surface over, sink drainer with mixer taps over, integrated hide and slide Neff electric oven and grill with a warming tray beneath, lighting under the kitchen units, floor mounted oil boiler, integrated fridge and freezer, space and plumbing for washing machine, tiled splashback, power points and fuse box.

### Lounge

19'0 x 11'0

UPVC double glazed window to the rear, double glazed sliding patio doors onto the conservatory, open fireplace, radiator, power points, TV points and wall lights.

### Conservatory

10'2 x 6'7

Brick and UPVC construction with UPVC double glazed door to the rear, radiator, power points and tiled floor.

### Landing

Halfway up the stairs, there's a UPVC double glazed window to the side. The landing has a loft hatch, power points, airing cupboard with radiator and shelving.

### Bedroom 1

11'0 x 10'4

UPVC double glazed window to the rear, two single built-in wardrobes, radiator, power points and a door to the ensuite.

### Bedroom 1 En-suite

UVPC obscured double glazed window to the rear, separate shower with a built-in mixer shower, WC, pedestal wash hand basin with taps over, double shaver point, fully tiled walls and radiator.

### Bedroom 2

9'8 x 9'8

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

### Bedroom 3

9'7 x 9'0

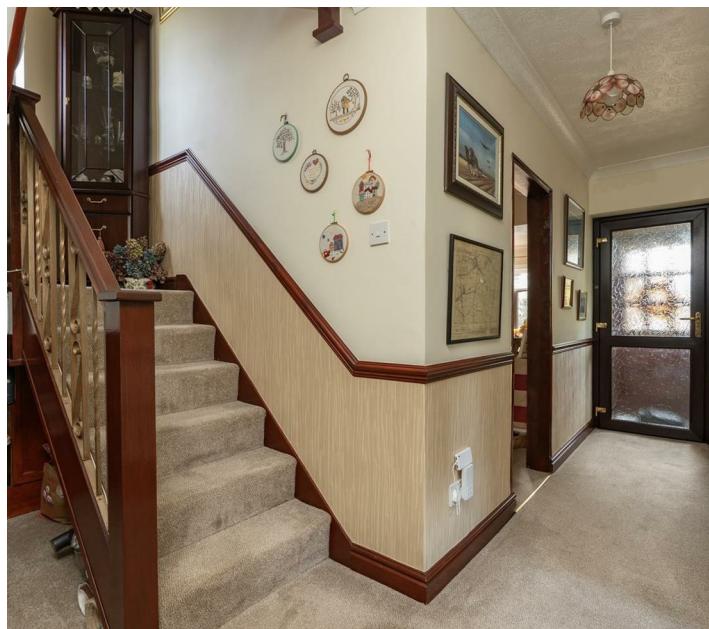
UPVC double glazed window to the front, radiator and power points.

### Bathroom

Upvc obscured double glazed window to the side, panel bath with shower over, pedestal wash hand basin, wc.

### Outside

The property is set back from the road creating a generous front garden which is all laid to gravel and provides off-road parking for approximately five to six cars. There is a brick wall to the front and picket fencing to the sides, side gated access leading to the rear garden, which is enclosed by panel fencing, it is half laid to patio and half laid to block paving, variety of shrubs, apple tree, oil tank , green house and shed.







## Viewings

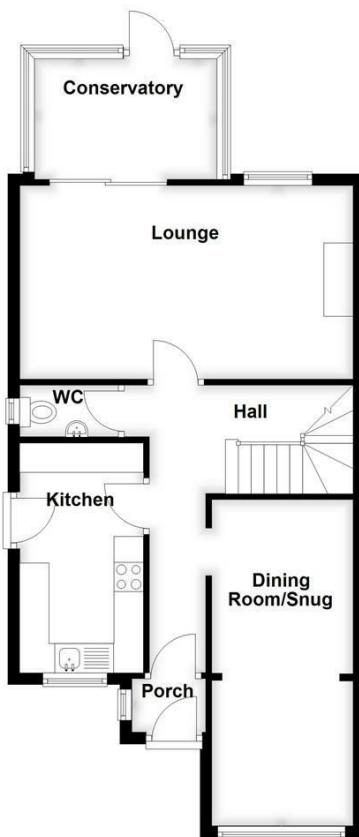
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

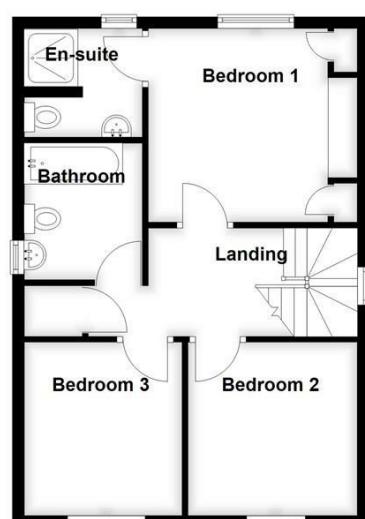
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

**Ground Floor**  
Approx. 61.5 sq. metres (662.3 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)