



BRADLEY JAMES

ESTATE AGENTS



27 High Street, Gosberton, Spalding, PE11 4NW

Asking price £265,000

- Three bedrooms
- Two shower rooms
- Open plan kitchen diner
- Space for caravan or motorhome
- Shops, post office, doctors, dentists, butchers and tea room in the village
- Two reception rooms
- Conservatory
- Off road parking and single garage
- Located on the high street so walking distance to amenities
- Popular village

27 High Street, Spalding PE11 4NW

Nestled in the heart of Gosberton, this charming detached bungalow offers a delightful blend of comfort and convenience. With its prime location on High Street, residents will find themselves just a short stroll away from essential amenities, including a doctor's surgery, butcher, two shops, a post office, and the lovely Victoria tea rooms.

Upon entering the property, you are greeted by a spacious entrance hall that leads to three generous bedrooms, all thoughtfully positioned to the left side of the bungalow. The living accommodation is located to the right and rear, providing a bright and airy atmosphere. The lounge features a large front window, allowing natural light to flood the space, while an archway leads seamlessly into the open-plan kitchen diner. This area flows effortlessly into a conservatory, perfect for enjoying the garden views.

The bungalow boasts two well-appointed shower rooms, ensuring convenience for both family and guests. Outside, the property offers ample parking space, with room for a caravan or motorhome, alongside a single garage. Side gated access on both sides leads to a private rear garden, providing a tranquil retreat for outdoor relaxation.

Gosberton is well-connected, with excellent road links to the A16, making it easy to reach to Spalding, Peterborough, Norfolk, and Lincoln.

The community is vibrant and welcoming, with every amenity needed for comfortable living. This bungalow is an ideal choice for those seeking a spacious home in a friendly neighbourhood. Don't miss the opportunity to make this delightful property your own.



Council Tax Band: C



Entrance Hall

UPVC double glazed French doors into the entrance porch, going through a wooden single obscured glazed internal door to the entrance hall which has a radiator, power points and loft hatch.

Lounge

17'1 x 12'2

UPVC double glazed window to the front, radiator, power points, electric fire, TV points, wall lights and an archway leading through to the kitchen diner.

Kitchen Diner

17'1 x 13'0

UPVC double glazed window to the rear, UPVC double glazed patio doors going onto the conservatory, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, space and plumbing for washing machine, radiator, power points and airing cupboard.

Side Entrance

UPVC obscured double glazed door to the side, power points, door to the single garage, boiler cupboard with wall mounted gas boiler and a door to the shower room.

Conservatory

11'7 x 8'1

Brick and UPVC construction with UPVC double glazed French doors going onto the rear garden, power points and ceiling light.

Shower Room

UPVC obscured double glazed window to the rear, shower tray with electric shower and WC.

Bedroom 1

12'1 x 11'0

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

Bedroom 2

12'0 x 11'0

UPVC double glazed window to the front, built-in wardrobes, radiator and power points.

Bedroom 3

11'0 x 8'0

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

Shower Room

Walk-in double shower with shower seat, built-in mixer shower with shower head on a sliding adjustable rail, comfort level WC, pedestal wash hand basin with mixer

taps over, wall mounted heated towel rail and fully tiled walls.

Outside

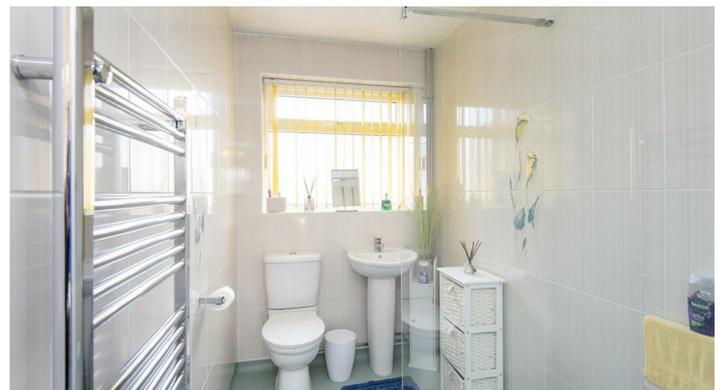
The property has low-level walls to the front and side, the rest is laid to lawn with flower borders, concrete off-road parking for four to five vehicles, this leads to the integral single garage. There is side access leading to the side and rear garden which is enclosed by panel fencing, it is laid to lawn, flowerbed to the side, outside tap, shed, extended patio seating area coming off the conservatory, another patio seating area in the left-hand corner, to the other side of the bungalow is another side garden with flowers and shrubs with another gate leading through to the front.

Single Garage

16'8 x 8'5

Metal up and over door, UPVC double glazed window to the side, door going into the side entrance, power points and fuse box.







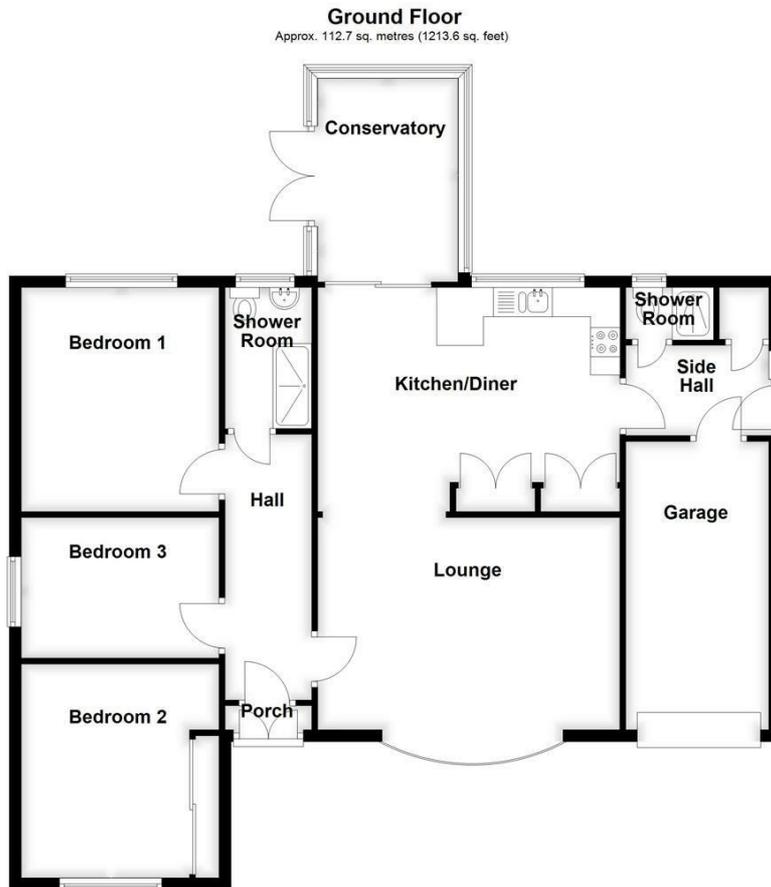
Viewings

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 112.7 sq. metres (1213.6 sq. feet)