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6 Field Close, Gosberton PE11 4NY

£170,000 Freehold

- 3 Bedrooms
- Driveway for 3 Cars, Garage
- Modern Oil Fired Boiler
- No Chain
- Viewing Highly Recommended

3 bedroom detached bungalow in cul-de-sac location within popular well served village. Oil fired central heating (modern boiler), UPVC windows, established gardens, driveway and garage. Hallway, lounge, 3 bedrooms, dining kitchen and shower room. No onward chain.

ACCOMMODATION
Part obscure glazed UPVC side entrance door opening into:

L SHAPED RECEPTION HALL
Access to loft space, radiator, Airing Cupboard housing the hot water cylinder with slatted shelving, cloaks cupboard, doors arranged off to:

LOUNGE
11' 0" x 15' 10" (3.36m x 4.84m) Ceramic tiled fireplace with raised hearth and freestanding electric fire, dual aspect with UPVC windows to the front and side elevations each with vertical blinds as fitted, 2 pendant light fitments, radiator.

KITCHEN DINER
15' 11" x 9' 6" (4.86m x 2.90m) Roll edged worktops with inset one and a quarter bowl single drainer stainless steel sink unit, cupboards and drawers beneath, intermediate wall tiling, eye level wall cupboards, glazed display cabinets, built-in electric double oven, ceramic hob, fluorescent strip light, dual aspect with UPVC windows to the front and side elevations, double radiator, half obscure glazed UPVC external entrance door, plumbing and space for washing machine.

Also from the Hallway doors are arranged off to:

BEDROOM 1
12' 11" x 9' 4" (3.96m x 2.87m) UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 2
12' 5" x 9' 2" (3.81m x 2.81m) UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 3
8' 11" x 7' 10" (2.72m x 2.40m) UPVC window to the side elevation, coved cornice, ceiling light, radiator.

SHOWER ROOM
7' 2" x 6' 3" (2.19m x 1.93m) Large shower tray with glazed screen, Triton electric shower, low level WC, pedestal wash hand basin, fully tiled walls, obscure glazed UPVC window, radiator, fan heater, ceiling light.

EXTERIOR
The property occupies a generous plot with a neat frontage with astro turf, stocked borders, picket fence and a gravelled driveway leading down the side of the property and providing parking for at least 3 cars with access to:

ATTACHED GARAGE
18' 4" x 8' 3" (5.61m x 2.52m) Up and over door, rear personnel door, power and lighting.

To the right hand side of the bungalow there is a garden shed, paved patio, integral store and modern (2024) Grant oil fired central heating boiler. The side access continues round to:

ESTABLISHED REAR GARDENS
Generous dimensions with extensive stocked borders, 2 lawned areas, gravelled seating area, further garden shed, close boarded timber fencing to the side and rear boundaries, bolted gate to the side of the Garage and 1800 litre oil storage tank.

DIRECTIONS
From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck and Surfleet and onto Gosberton. Exit the main road on to the High Street, proceed straight on passing the War Memorial and then turning immediately left into Salem Street. Turn left into Wargate Way and Field Close is the first cul-de-sac on the left hand side.

AMENITIES
The well served village of Gosberton has a modern doctors surgery with dispensary, dental practice, Co-op mini supermarket, butchers shop, hairdressers, primary school, Church etc. The Georgian market town of Spalding is 6.5 miles distant and the large market town of Boston 10 miles each offering a wide range of facilities.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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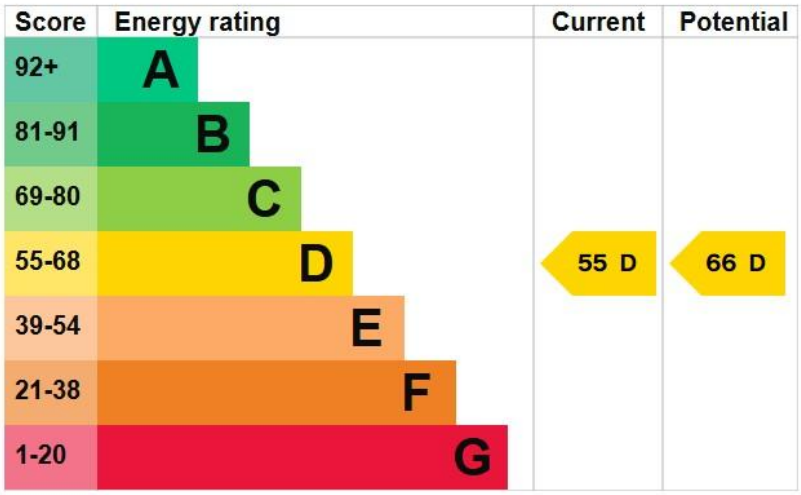

TENURE Freehold

SERVICES Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX BAND B

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: S11923
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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