



BRADLEY JAMES

ESTATE AGENTS



4 Wargate Way, Gosberton, Spalding, PE11 4NH

Asking price £265,000

- Lounge with exposed beams
- Fully renovated
- Two en-suites
- Off road parking
- Kitchen diner
- Utility room
- Wet room
- Walking distance to local amenities

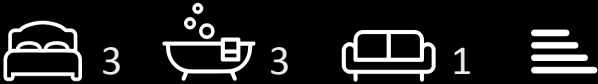
4 Wargate Way, Spalding PE11 4NH

This beautifully renovated cottage townhouse offers a delightful blend of traditional character and modern convenience. The property boasts an impressive interior that is sure to captivate any prospective buyer.

With three well-appointed bedrooms, two of which feature en-suite bathrooms, this home provides ample space for families or those seeking extra comfort. The standout lounge is a true highlight, showcasing stunning exposed beams and brickwork that create a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

The modern kitchen is equipped with contemporary fittings, making it a joy to cook and gather with loved ones. Additionally, a utility room adds practicality to daily living, ensuring that all your needs are met within this charming abode.

Conveniently located within walking distance to local amenities, this property offers the perfect balance of peaceful living and accessibility. Whether you are looking for a family home or a tranquil retreat, this cottage townhouse is a must-see. Embrace the opportunity to own a piece of history with all the comforts of modern life in this delightful property.



Council Tax Band:

Lounge

17'1 x 15'5

Kitchen

13'4 x 10'1

Utility Room

12'0 x 6'0

Cloakroom

Bedroom 1

12'2 x 12'0

Restricted head height

Bedroom 1 En-suite

Bedroom 1 Dressing Room

Landing

Wet Room

Bedroom 2

16'1 x 16'0

Bedroom 3

10'1 x 8'5

Bedroom 3 En-suite



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	