



Gosberton Road, Surfleet Spalding PE11 4AB

welcome to

Gosberton Road, Surfleet Spalding

Three double bedroom detached property, HIGHLY SOUGHT AFTER VILLAGE LOCATION. Two reception rooms, kitchen & utility. Family bathroom & DOWNSTAIRS WC. Off road parking for at least one car & FULLY ENCLOSED REAR GARDEN. Ideal location within WALKING DISTANCE OF VILLAGES AMENITIES



Hall

Having stairs with cupboard beneath. Laminate flooring.

Cloak Room

5' 2" x 5' 5" (1.57m x 1.65m)

W/C

5' 6" x 4' 11" (1.68m x 1.50m)

Comprising of a W/C. Sink.

Lounge

15' 3" x 13' 10" (4.65m x 4.22m)

Comprising of laminate flooring.

Dining Room

12' 10" x 13' 6" (3.91m x 4.11m)

Having laminate flooring. Open plan access to the kitchen.

Kitchen

12' 8" x 11' (3.86m x 3.35m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Quartz surfaces. Laminate flooring. Inset electric oven, grill, Four ring inset hob, extractor, fridge, dishwasher. Space for a freezer.

Utility Room

6' 3" x 11' 8" (1.91m x 3.56m)

Having wall and base units. Laminate flooring. Single bowl sink. Space for a washing machine and tumble dryer. Wall mounted gas boiler.

Landing

Having loft access.

Bedroom One

13' 4" x 13' 11" (4.06m x 4.24m)

Bedroom Two

13' 3" x 12' (4.04m x 3.66m)

Bedroom Three

8' 11" x 10' 5" (2.72m x 3.17m)

Comprising of built-in wardrobes.

Bathroom

8' x 13' (2.44m x 3.96m)

Having a W/C. Inset sink. Bath with a electric shower over. Built-in airing cupboard. Partially tiled walls.

Exterior

Front: 3 Meter right of way to park one car anytime and a second vehicle between 5:30pm - 9:30am. Side gate to the rear.

Rear: Enclosed by fencing. Lawn. Patio area. Low maintenance bark area to the rear.

Workshop/ Timber Shed

11' 4" x 6' 2" (3.45m x 1.88m)

Comprising of lighting.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Gosberton Road, Surfleet Spalding

- THREE DOUBLE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER VILLAGE
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR AT LEAST ONE CAR
- FULLY ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113174



Property Ref:
SDG113174 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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