



BRADLEY JAMES

ESTATE AGENTS



67 Westhorpe Road, Gosberton, Spalding, Lincolnshire, PE11 4EN

Asking price £349,950

- No chain
- Three reception rooms
- Open plan kitchen diner with walk in pantry
- Beautiful non estate plot on a popular residential road
- Front side and rear gardens
- Field views to the front and rear
- Three bedrooms and an upstairs study
- Utility room and cloakroom
- Vast amount of off road parking and oversized garage
- Walking distance to amazing local amenities

Nestled on Westhorpe Road in the charming village of Gosberton, this delightful detached family home offers a perfect blend of comfort and convenience. With no onward chain, this property is ready for you to move in and make it your own.

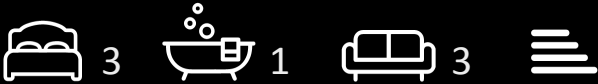
As you approach the house, you will be greeted by stunning open field views to both the front and rear, providing a serene backdrop to your daily life. The property boasts an impressive amount of off-road parking, accommodating up to five vehicles, and features a larger-than-average garage for additional storage or hobbies. Side gated access leads you to a well-maintained rear garden, perfect for outdoor entertaining or simply enjoying the fresh air.

Inside, the home is thoughtfully designed with three spacious reception rooms. The lounge and family room, both bay fronted, create inviting spaces for relaxation and socialising. The modern kitchen diner is a highlight, complete with a walk-in pantry and seamlessly connecting to a newly constructed conservatory that overlooks the rear garden. A utility room and cloakroom add to the practicality of the ground floor.

Venturing upstairs, you will find three well-proportioned bedrooms, a study, and a modern shower room, ensuring ample space for family living.

The location is highly convenient, with Gosberton's amenities just a short walk away. You will find a doctors' surgery, dentist, Victoria tea rooms, butchers, a Co-op with a post office, hairdressers, and a primary school all within easy reach. Additionally, excellent road links provide easy access to Norfolk, Lincoln, and Spalding, making this property an ideal choice for those seeking a peaceful yet connected lifestyle.

This home truly offers a wonderful opportunity for family living in a picturesque setting.



Council Tax Band: C



### Entrance Hall

UPVC double glazed French doors into the entrance porch and through a solid wood front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and real wood flooring.

### Lounge

12'0 x 12'0

Double aspect with a UPVC double glazed boxed bay window to the front enjoying uninterrupted open field views, UPVC double glazed window to the side, real wood flooring, radiator and power points.

### Family Room

12'0 x 12'0

Double aspect with a UPVC double glazed boxed bay window to the front with open field views, real wood flooring, wall lights, radiator, power points and picture rail.

### Kitchen Diner

16'1 x 10'0

Internal windows going onto the conservatory, internal door onto the conservatory, modern shaker base and eye level units with solid wood work surface over, Belfast sink with mixer taps over, integrated Neff electric oven and grill with an induction hob and extractor over, radiator, power points, under stairs storage cupboard and a door to the walk-in pantry.

### Walk-in Pantry

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

### Conservatory

29'0 x 4'3

UPVC double glazed doors to both sides, UPVC double glazed French doors to the rear, access from the conservatory to the downstairs cloakroom and the utility room.

### Utility Room

10'0 x 6'6

UPVC double glazed window to the side, wall mounted gas boiler, base units with work surface over, space and plumbing for washing machine, space and plumbing for dishwasher, sink and drainer with taps over, space and point for fridge freezer, power points and fuse box.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wash hand basin with one tap over and tiled floor.

### Landing

UPVC double glazed window to the rear with open field views, real wood flooring, power points, radiator, loft hatch with ladder and space for a loft conversion if required. There is space for a work from home desk.

### Bedroom 1

12'0 x 12'0

UPVC double glazed window to the front enjoying open field views, real wood flooring, radiator, power points, TV point and picture rail.

### Bedroom 2

12'0 x 12'0

UPVC double glazed window to the front enjoying open field views, radiator, power points, real wood flooring, picture rail and built-in wardrobes.

### Bedroom 3

12'0 x 10'0

UPVC double glazed window to the side, radiator, power points, TV points, picture rail, real wood flooring and built in wardrobes.

### Study

6'5 x 5'6

UPVC double glazed window to the front enjoying field views, real wood flooring, power point and telephone point.

### Separate Upstairs Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, vanity wash hand basin with mixer tap over and storage cupboards beneath, radiator and real wood flooring.

### Shower Room

UPVC obscured double glazed window to the rear, double shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash hand basin with taps over, wall mounted heated towel rail, double shaver point and airing cupboard.

### Outside

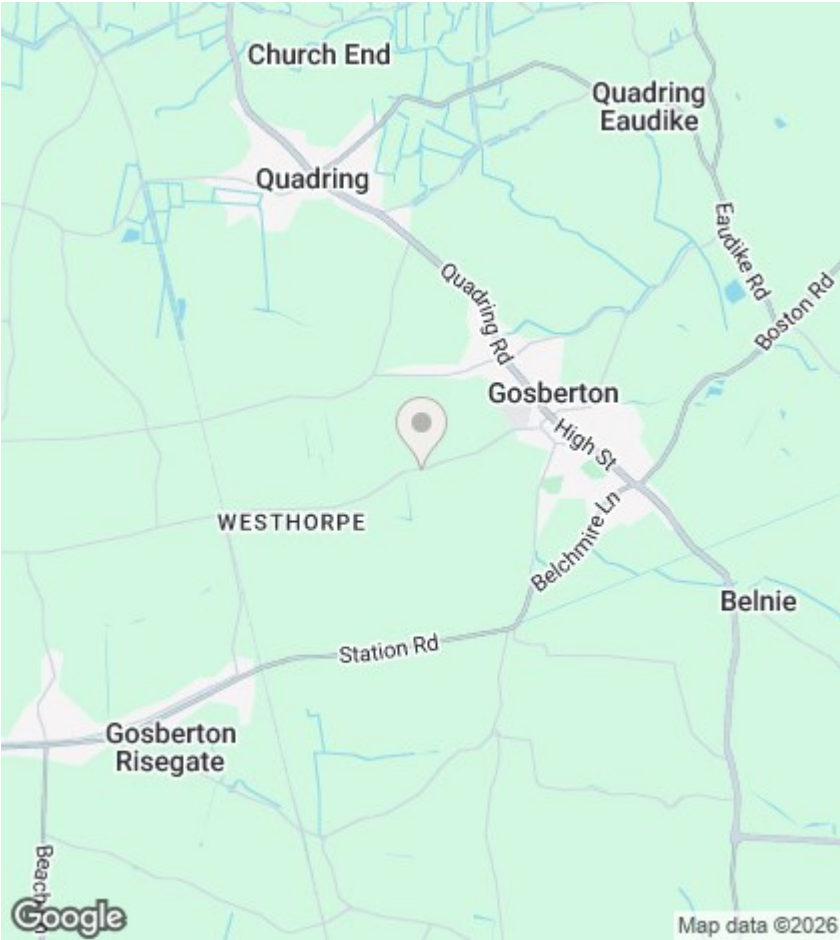
The property sits on a substantial non-estate plot with open field views to the front, has gravel off-road parking for numerous vehicles which leads to the detached oversized garage. The rest of the front garden is laid to lawn. There is side gated access leading to the rear garden which is enclosed by panel fencing and it has a patio and concrete seating area, one shed, outside tap, lean to log store and an enclosed storage area to the other side of the property.

### Garage

Power connected.







Viewings

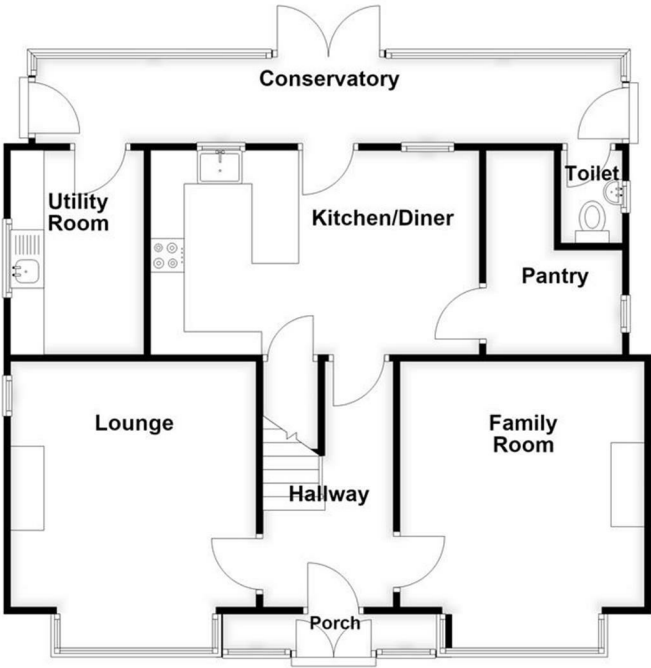
Viewings by arrangement only. Call 01775 233130 to make an appointment.

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 |           |

Ground Floor

Approx. 79.3 sq. metres (853.1 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.1 sq. feet)

