



BRADLEY JAMES  
ESTATE AGENTS



25 Lowgate, Gosberton, Spalding, Lincolnshire, PE11 4NL

Asking price £450,000

- Featured on the tv programme Escape To The Country
- Extended property creating three reception rooms
- Triple aspect lounge with log burner
- Family room/ Study
- Tranquil pond with pedestrian bridge
- Serene setting in a central village location
- Three double bedrooms
- Kitchen diner with central island
- Off road parking for 10 cars that leads to a double garage
- Walking distance to Gosbertons fantastic amenities

# 25 Lowgate, Spalding PE11 4NL

Please check out the marketing video. This property was on TV.

Welcome to Sycamore House, a stunning detached family home located in the tranquil setting of Lowgate, Gosberton. This remarkable property, which has even been featured on the television programme "Escape to the Country," offers a unique blend of peaceful living while being conveniently close to local amenities.

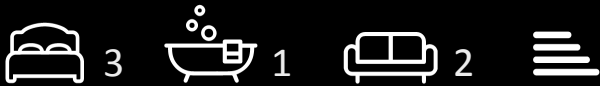
Within walking distance, you will find essential services such as a doctors' surgery, dentist, primary school, butchers, a Co-op shop with a post office, takeaways, hairdressers, and the delightful Victoria Tea House.

As you approach Sycamore House via the sweeping driveway, you are greeted by an aesthetically pleasing exterior that hints at the charm within. The property boasts two spacious reception rooms, including a beautiful triple-aspect lounge that is bathed in natural light, thanks to the newly installed windows to the side. This inviting space features a log burner, creating a cosy atmosphere perfect for family gatherings.

The well-appointed kitchen, complete with an island, flows seamlessly into the dining room, making it ideal for entertaining. The current owner has thoughtfully extended the property to include a family room or study, alongside a utility room and cloakroom, enhancing the functionality of the home.

On the top floor, you will find three generously sized double bedrooms and a beautifully designed bathroom, providing ample space for family living. Outside, the property offers extensive parking for up to 10 vehicles, a double garage, and wrap-around gardens that include a picturesque pond, complete with a pedestrian bridge for enjoying the serene views.

Sycamore House is truly a one-of-a-kind property, nestled in the heart of the village while providing a sense of seclusion. This home is perfect for those seeking a peaceful retreat without sacrificing the convenience of nearby amenities. Don't miss the opportunity to make this exceptional property your own.



Council Tax Band:



### Entrance Hall

Composite double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, tiled floor, radiator, power points and wall light.

### Lounge

19'3 x 11'7

Triple aspect with a UPVC double glazed window to the front, UPVC double glazed window to the rear, two UPVC double glazed windows to the side, allowing you to enjoy the views of the garden and the pond from the comfort of your sofa, log burner, radiator, power points, telephone points and TV points.

### Cloakroom

UPVC double glazed window to the rear, heritage vanity wash hand basin with taps over and storage cupboard beneath, WC, radiator, tiled floor and wall mounted medicine cabinet.

### Kitchen Diner

20'0 x 12'1

Double aspect with a UPVC double glazed window to the front and to the rear, base and eye level units with granite worktop over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a half sized grill above, Neff five burner gas hob with extractor over, integrated fridge, centre Island, integrated Bosch slimline dishwasher, tiled splashback, power points, skimmed ceiling with inset spotlights and telephone point.

### Utility Room

10'8 x 5'8

UPVC double glazed window to the side, composite door to the side, base and eye level units with work surface over, space and point for fridge, space and point for freezer, space and point for tumble dryer, space and plumbing for washing machine, radiator, power points, broom cupboard with wall mounted gas boiler and loft hatch.

### Study/Garden Room

14'2 x 7'2

Double aspect with UPVC double glazed window to the front, UPVC double glazed windows and door to the rear, you can knock through into the double garage to create extra living accommodation if needed, radiator, power points and skimmed ceiling with inset spotlights.

### Landing

UPVC double glazed window to the rear and power points.

### Bedroom 1

11'1 x 10'7

Two UPVC double glazed windows to the front overlooking the pond, radiator, power points, built-in wardrobes and skimmed and coved ceiling with inset spotlights.

### Bedroom 2

12'1 x 10'4

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

### Bedroom 3

11'2 x 8'3

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

### Bathroom

Four piece bathroom suite with a UPVC double glazed window

to the rear, separate shower cubicle, has a Burlington London built in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC, freestanding roll top bath with telephone style mixer taps over, Burlington pedestal wash hand basin with Burlington hot and cold taps, fully tiled walls and floor, radiator, wall lights and skimmed ceiling with inset spotlights.

### Outside

The property is on a back plot so you go along a long sweeping drive which is laid to gravel, this leads to the formal driveway for numerous vehicles and leads to the double garage. The rear garden has been extended by the current vendors and they have created a beautiful garden with a feature pond and pedestrian bridge, there's a variety of trees, the rest is laid to lawn which wraps around to the rear, has an extended patio seating area with outside lights and tap.








## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

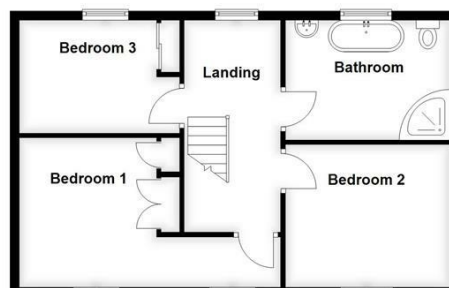
### Ground Floor

Approx. 69.8 sq. metres (751.8 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)