BRADLEY JAMES

ESTATE AGENTS









71 Clough Road, Gosberton Risegate, Spalding, Lincolnshire, PE11 4JW

Asking price £440,000

- Open field views to the front and rear
- Triple aspect utility room
- Conservatory
- Four double bedrooms and en-suite to bedroom one
- Vast amount of off road parking and double garage plus space for caravan or motorhome
- Bespoke handmade kitchen
- Triple aspect lounge with views over fields to the rear
- Two reception rooms
- Four piece bathroom suite
- Karndean flooring in some rooms and solar panels

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled on Clough Road in the charming village of Gosberton Risegate, this modern detached four bedroom bungalow, built in 1997, offers a perfect blend of comfort and elegance. With four double bedrooms, two reception rooms and two well-appointed bathrooms, this property is ideal for families seeking a serene lifestyle amidst picturesque surroundings.

As you enter, you are greeted by a generous entrance hall that leads to a bespoke handmade kitchen, featuring solid wood units and a solid wood worktop. Adjacent to the kitchen is a convenient utility room, providing easy access to the beautifully landscaped rear garden. The triple-aspect lounge is a true highlight, offering stunning views over the Lincolnshire countryside, all enjoyed from the comfort of your own sofa. This inviting space flows seamlessly into a conservatory, which further enhances the living area and connects you to the tranquil outdoor space.

The master bedroom boasts delightful field views and benefits from an en-suite shower room, while the modern four-piece bathroom suite serves the additional three double bedrooms, ensuring ample facilities for all.

Set on a generous non-estate plot, the property features extensive parking, perfect for a caravan or motorhome, and leads to a double garage. The front, side, and rear gardens are thoughtfully landscaped, creating a peaceful retreat for outdoor enjoyment.

Additional features include Karndean flooring in select rooms and solar panels on the roof, enhancing both style and energy efficiency. Located just a five-minute drive from Gosberton, residents will find a variety of amenities, including shops, a post office, and a butcher, making this bungalow a must-see for those seeking a high standard of accommodation in a delightful setting.

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Council Tax Band: D







Entrance Hall
Composite obscured double glazed front door into the entrance hall which has power points, loft hatch, UPVC double glazed window to the front, storage cupboard with shelving and Karndean flooring.

Lounge
22'0 x 13'0
Triple aspect with UPVC double glazed windows to both sides, UPVC double glazed patio doors going onto the conservatory and enjoying field views from the comfort of your sofa, wall lights, radiator, power points, TV point and Karndean flooring.

Conservatory
13'2 x 12'7
Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, wall mounted heater, power points, ceiling fan and light, wall lights and tiled floor.

Kitchen
17'8 x 13'0
Two UPVC double glazed windows to the front enjoying field views, there's a bespoke handmade solid wood kitchen with base and eye level units with solid wood worksurface over, double range master, Belfast sink with mixer taps over, tiled splashback and tongue and groove splashback, power points, space and point for American fridge freezer, integrated Neff hide and slide oven with warming drawer beneath, integrated Neff microwave and convection microwave oven and a wall mounted vertical radiator.

Utility Room
15'5 x 6'8
Triple aspect with the UPVC double glazed window to the front and side, UPVC double glazed door to the rear, base and eye level units with worksurface over, sink and drainer with a mixer taps over, wall mounted oil boiler, space and plumbing for washing machine, space and plumbing for dishwasher, power points and underfloor heating.

Dining Room/Bedroom 4
13'5 x 8'4
UPVC double glazed window to the rear, radiator, power points and Karndean flooring.

Bedroom 1
15'0 x 12'1
UPVC double glazed box bay window to the front enjoying open field views, radiator, power points and a door to the ensuite.

Bedroom 1 En-suite
Shower room, UPVC obscured double glazed window to the side, separate shower cubicle with electric shower and a shower seat, vanity wash hand basin with mixer taps over, WC with push button flush all set in storage cupboards and drawers beneath with worksurface over, wall mounted heated towel rail, tiled splashback, tiled floor and extractor fan.

Bedroom 2
11'5 x 10'6
UPVC double glazed window to the side, radiator and power points.

Bedroom 3
11'5 x 10'6
UPVC double glazed window to the side, radiator and power points.

Bathroom
UPVC obscured double glazed window to the rear, panel bath with mixer taps over and handheld mixer tap shower head over, WC with push button flush, Jack and Jill sinks with storage cupboard beneath and worksurface over, wall mounted heated towel rail, double shower cubicle with electric shower and double shaver points.

Outside
The property sits on a fantastic non-estate plot which benefits from open field views to the front and the rear, there's a five bar gate which opens up to the gravel off-road parking for seven to eight cars and space for a caravan and motorhome if needed, the rest is laid to lawn with a variety of trees and shrubs, outside lights, outside tap and patio seating area to the front. The garden has been beautifully landscaped at the front by the current vendors, it's enclosed by panel fencing and lower panel fencing to the rear allowing you to enjoy the open field views. There's a raised decking seating area to the rear, and extended patio seating area off of the conservatory, outside lights outside tap, outside power points, greenhouse, and three sheds.

Detached Double Garage
18'3 x 18'4
Remote controlled electric roller doors and UPVC obscured double glazed window and door to the side leading into the rear garden.















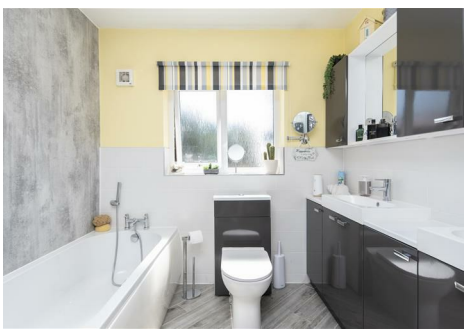
















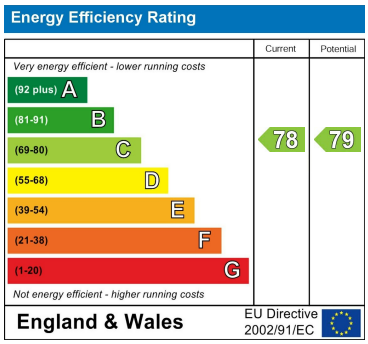


Viewings

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

EPC Rating:

C





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