

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Rutland Gardens, Gosberton PE11 4HR

£316,500 Freehold

- 4/5 Bedrooms
- Shower Room, Wet Room and Bathroom
- Electric Air Source Heating
- Conservatory
- Parking for 3 Cars, Rear Garden with Summerhouse

Superbly presented, detached residence with bedroom and wet room to the ground floor (suitable for elderly relative/teenager). 4 further bedrooms to the first floor with bathroom and separate shower room. Lounge diner, conservatory and breakfast kitchen. Popular village location within walking distance of doctors, dental practice, shops, butchers.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

OPEN CANOPY PORCH

Lantern light, composite leaded obscured double-glazed door with matching full length UPVC double glazed panel into:

ENTRANCE HALLWAY

6' 0" x 16' 0" (1.83m x 4.90m) Coved and textured ceiling, centre light point, smoke alarm, radiator with cover, tiled flooring, understairs storage cupboard, staircase rising to first floor, door to:



GROUND FLOOR BEDROOM

7' 8" x 12' 9" (2.35m x 3.90m)

UPVC double glazed window to the side elevation, textured ceiling, centre light point, radiator, TV point, electric consumer unit board, door to:

EN-SUITE WET ROOM

5' 10" x 6' 9" (1.78m x 2.08m)

Skimmed ceiling, inset LED lighting, full length stainless steel heated towel rail, extractor fan, fitted with a low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shower screen with power shower.

From the Entrance Hallway door into:

KITCHEN BREAKFAST ROOM

11' 5" x 17' 1" (3.49m x 5.22m)

2 UPVC double glazed window to the rear elevations and one to the side elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, inset LED lighting, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, pull out carousel units, integrated Beko dishwasher, integrated Neff ceramic hob, stainless steel canopy extractor hood over, integrated Neff double fan assisted electric oven, display cabinets, plumbing and space for washing machine, space for fridge freezer.

From the Entrance Hallway door leads into:

LOUNGE DINER

12' 4" x 27' 7" (3.76m x 8.43m)

UPVC double glazed window to front elevation, UPVC double glazed bay window to the side elevation, UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, 2 double radiators, TV point, feature fireplace with wooden surround, marble insert and hearth, skimmed and coved ceiling, 2 centre light points.

EDWARDIAN STYLE CONSERVATORY

10' 5" x 11' 9" (3.19m x 3.59m)

Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, tiled flooring, double radiator, vaulted roof, power point.

From the Entrance Hallway the staircase rises to:





FIRST FLOOR GALLERIED LANDING

11' 5" x 10' 6" (3.48m x 3.21m)

Textured ceiling, 2 centre light points, access to loft space, door to:

MASTER BEDROOM

9' 3" widening to 9' 6" x 16' 2" (2.83m widening to 2.92m x 4.95m)

2 UPVC double glazed windows to the front elevation, 2 radiators, textured ceiling, 2 centre light points, TV point.

BEDROOM 2

10' 9" x 12' 9" (3.3m x 3.91m)

UPVC double glazed window to the front and side elevation, double radiator, textured ceiling, centre light point.

BEDROOM 3

10' 10" x 13' 0" (3.31m x 3.97m)

UPVC double glazed window to the side elevation, textured ceiling, centre light point, access to loft space, radiator, storage cupboard off housing hot water cylinder for Air Source heating.

FAMILY BATHROOM

6' 5" x 7' 8" (1.98m x 2.35m)

Obscured UPVC double glazed window to the rear elevation, textured ceiling, centre light point, extractor fan, double radiator, fully tiled walls, tiled floor, fitted with a three-piece suite comprising low level WC, pedestal wash hand basin with taps and bath with taps.

BEDROOM 4

7' 8" x 9' 11" (2.35m x 3.04m)

UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fitted wardrobe with hanging rail and shelving into recess, radiator.

SHOWER ROOM

5' 6" x 7' 6" (1.68m x 2.29m)

Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled walls, tiled floor, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fully tiled shower cubicle with fitted thermostatic shower over.





EXTERIOR

Block paved driveway providing multiple parking for 3 vehicles. The front garden is mainly laid to lawn. Block paved pathways, wooden side access gate leading round the side where there is garden shed and Air Source heat pump leading round to:

REAR GARDEN

Cold water tap, wooden summerhouse, extensive flagstone patio area, lighting, mainly laid to lawn with raised shrub borders, fenced boundaries.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road and continue for 3.5 miles to the Surfleet roundabout taking the first exit on to the Link Road. At the next roundabout take the second exit, proceed to Gosberton, turning off the main road into the High Street, then proceeding for 400 yards turning right into Mill Lane by the War Memorial and then left into Rutland Gardens.

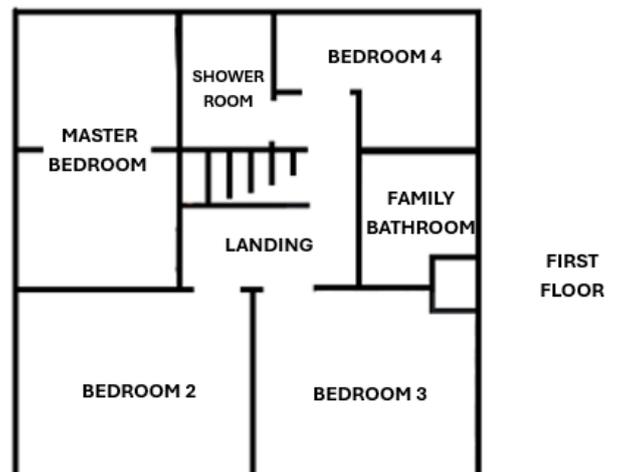
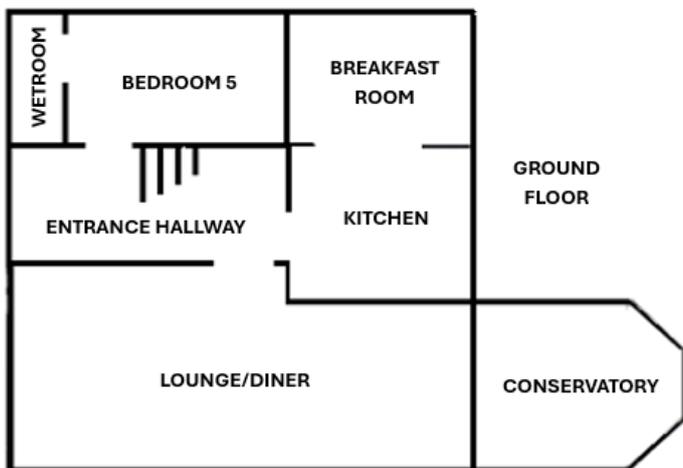
AMENITIES

Gosberton is a thriving well served village with primary school, Co-Operative Supermarket, Butchers, modern medical centre, dental practice, tearoom, Church etc. There are regular buses to Spalding (6 miles) and Boston (10 miles) each of which have a full range of shopping, banking, leisure, commercial and educational facilities.





FLOOR PLAN



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE: Freehold

SERVICES: Mains water, electricity and drainage. Air Source electric heating system. There is a gas point at the property.

COUNCIL TAX BAND: D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11867(Jan 26)

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.co.uk
 www.longstaff.co.uk

