BRADLEY JAMES

ESTATE AGENTS









33 Bowgate, Gosberton, Spalding, Lincolnshire, PE11 4LL

Asking price £265,000

- Renovated detached bungalow
- Modern bathroom
- Modern integrated kitchen with instant hot water tap
- Off road parking for three cars leading to a single garage
- Close by to fantastic local amenities
- Three bedrooms with bedroom three having French doors to the rear garden
- Utility room
- Double aspect lounge
- Beautiful leafy road leading to a non estate plot with field views
- Off road parking can be extended if needed creating another three to four parking spaces

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

Nestled in the charming village of Gosberton, this recently renovated three-bedroom detached bungalow offers a delightful blend of modern living and serene countryside views. Situated on a generous non-estate plot along a picturesque leafy road, the property boasts stunning field views both at the front and rear, providing a tranquil backdrop for your daily life.

Inside, the bungalow has been thoughtfully redesigned to create a spacious and inviting atmosphere. The modern integrated kitchen is equipped with high-quality appliances, including an instant hot water tap, making it a joy for any home cook. Adjacent to the kitchen, a utility room adds convenience to your daily routines. The double aspect lounge, featuring an electric fire, is perfect for relaxing or entertaining, allowing natural light to flood the space.

The property comprises three well-proportioned bedrooms, with the modern bathroom suite serving all rooms. Notably, bedroom three has been enhanced with French doors that lead directly to the rear garden, facilitating easy access to the outdoor space.

Outside, the bungalow offers ample off-road parking for up to four vehicles, with the potential for further expansion if desired. A single garage provides additional storage or workshop space. The low-maintenance rear garden, which enjoys lovely views of the fields beyond, is ideal for those who prefer to spend less time on upkeep and more time enjoying the outdoors.

Conveniently located just a two to three-minute drive from Gosberton's excellent amenities, including a doctors' surgery, dentist, Co-op with post office, butchers, hairdressers, primary school, and the delightful Victoria Tea Rooms, this property is perfectly positioned for both comfort and convenience. This bungalow is a wonderful opportunity for those seeking a peaceful yet accessible lifestyle in the heart of the countryside.

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Council Tax Band: B







Kitchen
18'1 x 9'5
Double aspect with the UPVC double glazed window to the front and the side, UPVC obscured double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, instant hot water tap, integrated electric oven and grill with a four burner gas hob and extractor over, integrated slimline dishwasher, integrated fridge and freezer, tiled splashback, tiled floor, vertical wall mounted radiator and this leads to a utility room and an inner hallway.

Utility Room
6'6 x 6'0
UPVC obscured double glazed window to the side, eye level units with work surface over, wall mounted Worcester Bosch boiler, space and point for tumble dryer, space for freezer, space and plumbing for washing machine and power points.

Lounge
18'5 x 10'5
Double aspect with the UPVC double glazed window to the front and the side, vertical wall mounted radiator, power points and electric fireplace.

Inner Hallway
Radiator, power point, loft hatch and doors to three bedrooms and a bathroom.

Family Bathroom
UPVC obscured double glazed window to the side, P-shaped panel bath with a mixer taps over, built-in mixer shower with a fixed rain style showerhead and a separate showerhead on sliding adjustable rail, shower screen, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush and work surface over, tiled splashback, tiled floor, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

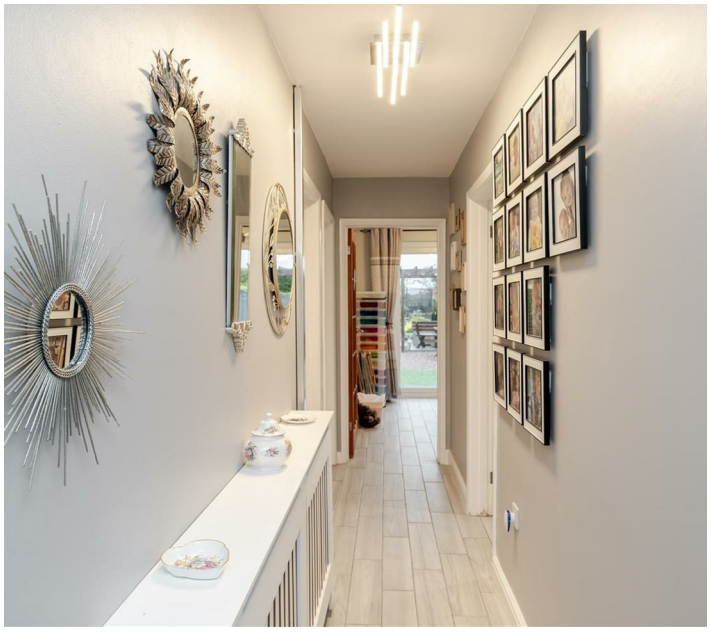
Bedroom 1
12'4 x 10'4
UPVC double glazed window to the rear overlooking the garden and field views behind, radiator and power points some with USB charging.

Bedroom 2
10'4 x 10'0
UPVC double glazed window to the side, radiator and power points.

Bedroom 3
9'6 x 9'0
UPVC double glazed French doors onto the rear garden with fields behind, tiled floor, radiator and power points.

Outside
The front garden is laid to lawn with shrub and flower borders. There's a driveway for three vehicles which leads to the single garage. There is side gated access leading to the rear garden which is low maintenance being enclosed by panel fencing, it is laid to Astroturf, laid to gravel, has two sheds, a greenhouse and an outside tap.









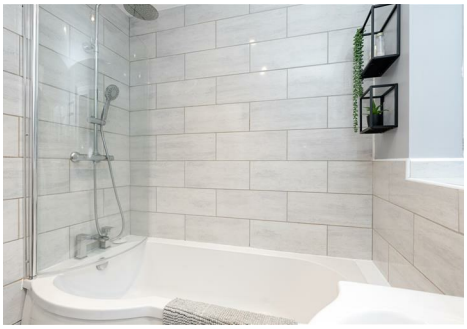






















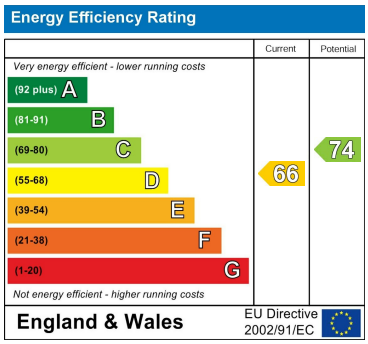


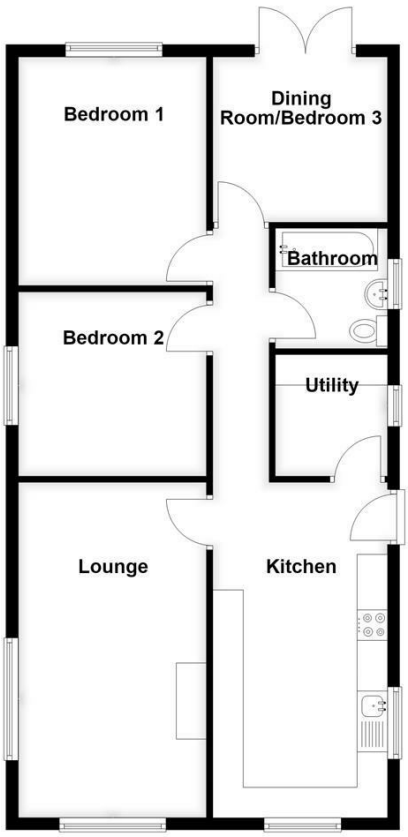
Viewings

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

EPC Rating:

D





Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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