



Risegate Road, Gosberton Spalding PE11 4EY

welcome to

Risegate Road, Gosberton Spalding

Two double bedroom detached bungalow, EDGE OF VILLAGE LOCATION WITH OPEN FIELD VIEWS TO REAR. Kitchen with integrated appliances & lounge diner. FAMILY BATHROOM WITH MODERN FOUR PIECE SUITE. Ample off road parking & SINGLE GARAGE. Fully enclosed rear garden with patio & decking.



Entrance Porch

5' 5" x 3' (1.65m x 0.91m)

with front entrance door, tiled floor and door to:

Kitchen

11' 7" x 10' 8" (3.53m x 3.25m)

having a range of wall and base units, composite work surfaces and a single bowl sink. Integrated electric oven, grill, four ring induction hob, extractor, fridge freezer and dishwasher. Built-in cupboard housing hot water tank, freestanding oil fired boiler and an archway leading to:

Lounge Diner

16' 10" x 10' 9" (5.13m x 3.28m)

fireplace with stand alone electric fire, French doors to garden and loft access

Bedroom 1

11' 7" x 11' 4" (3.53m x 3.45m)

Bedroom 2

9' 6" x 11' 4" (2.90m x 3.45m)

Bathroom

7' x 7' 9" (2.13m x 2.36m)

comprising four piece suite of WC, inset sink, bath with shower attachment and shower cubicle with dual head thermostatic shower. Extractor, heated towel rail and panel boarded walls

Outside

to the front of the property there is a gravel driveway providing off road parking for 3-4 cars and giving access to a single garage. To the right of the drive there is a small lawn, circular patio area and side access to the rear. Enclosed by fencing, the garden features a central lawn with a gravel area to the right hand side having shrub and plant borders. Within the garden there is also a patio seating area, raised decking, greenhouse, timber shed and an apple tree

Garage

15' 3" x 7' 10" (4.65m x 2.39m)

having up and over door, power and lighting. Side door to garden

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/SDG112669



welcome to

Risegate Road, Gosberton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- KITCHEN & LOUNGE DINER
- MODERN FOUR PIECE SUITE BATHROOM
- ENCLOSED REAR GARDEN WITH OPEN FIELD VIEWS
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£209,500



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SDG112669](https://www.williamhbrown.co.uk/Property/SDG112669)



Property Ref:
SDG112669 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)