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## 46 Siltside, Gosberton Risegate PE11 4ET

**£295,000 Freehold**

- 3 Bedrooms (En-Suite to the Master)
- Lounge with Open Fire
- Kitchen Diner, Family Bathroom
- Multiple Off-Road Parking
- Viewing Recommended

Superbly presented 3 bedroom detached bungalow situated in a semi-rural location with field views to the rear. Multiple off-road parking, mature enclosed rear garden. Gas propane heating, full UPVC double glazing.

SPALDING 01775 766766 BOURNE 01778 420406



#### **ACCOMMODATION**

Obscure leaded UPVC double glazed door with matching obscure leaded double glazed panel to the side leading into:

#### **ENTRANCE HALLWAY**

4' 10" widening to 6'8" x 16' 5" (1.49m widening to 2.05m x 5.02m) Coved and textured ceiling, spotlight light fitment, access to loft space, radiator, telephone point, storage cupboard housing Vaillant boiler.

#### **LOUNGE**

11' 7" x 15' 7" (3.55m x 4.76m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, 3 wall lights, double radiator, TV point, feature marble fireplace with wrought iron insert and open grate.



From the Entrance Hallway a door leads into:

#### **KITCHEN DINER**

9' 5" x 11' 8" (2.88m x 3.56m) UPVC double glazed window to the rear elevation, coved and textured ceiling, spotlight fitment, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, space for electric cooker, stainless steel canopy extractor hood over, inset one and a half bowl sink with mixer tap, plumbing and space for washing machine and dishwasher, fridge and freezer space, opening into:

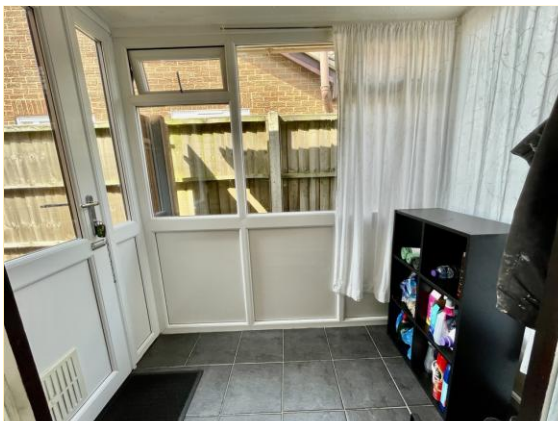


#### **INNER HALLWAY**

6' 2" x 10' 2" (1.90m x 3.10m) UPVC double glazed French doors to the rear elevation leading into Conservatory, door off leading into the Master Bedroom, further wooden glazed door leading into Entrance Porch. Coved and textured ceiling, centre light point, radiator, tiled flooring, part wood panelling to the walls, dado rail.

#### **ENTRANCE PORCH**

4' 1" x 7' 0" (1.25m x 2.14m) UPVC construction with UPVC double glazed door to the front elevation, UPVC double glazed windows to the side and to the rear elevation, wall light, tiled flooring, power points.



From the Inner Lobby the double French doors leading to:

#### **CONSERVATORY**

12' 9" x 20' 11" (3.91m x 6.39m) Dwarf brick wall and UPVC construction with vaulted heat resistant roof, UPVC double glazed windows to both sides and UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, 2 centre fan lights, tiled flooring, double radiator, power points.



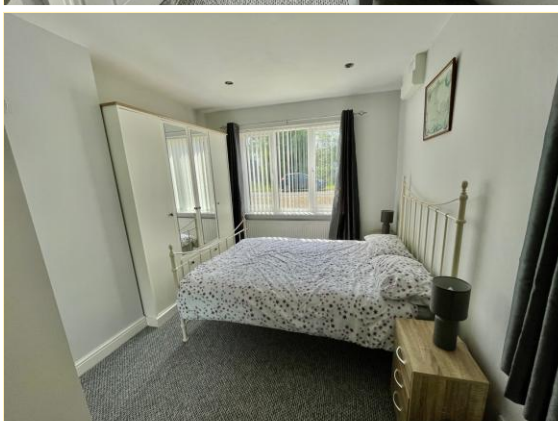
From the Inner Lobby a door leads into:

#### **MASTER BEDROOM**

9' 6" x 18' 10" (2.92m x 5.76m) at the widest point. UPVC double glazed windows to the front and side elevations, skimmed ceiling, inset downlighters, radiator, TV point, electric consumer board.

#### **EN-SUITE**

5' 1" x 5' 11" (1.57m x 1.82m) Skimmed ceiling, inset downlighters, extractor fan, radiator, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with rain fall shower mixer tap and storage below, fully tiled shower cubicle with fitted thermostatic shower over with double shower head.



From the Entrance Hall a door leads into:

#### **BEDROOM 2**

11' 5" x 11' 7" (3.49m x 3.54m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.



### **BEDROOM 3**

9' 8" x 10' 9" (2.97m x 3.28m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, 2 double wall lights, radiator.

### **FAMILY BATHROOM**

5' 5" x 6' 7" (1.67m x 2.03m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light fitment, tiled flooring, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap and storage below, shaver point, bath with mixer tap with further shower attachment tap, fitted Triton Ivory power shower over the bath with curtain and rail.

### **EXTERIOR**

There is a dwarf brick wall to the front boundary with extensive gravelled area to the front providing multiple off-road parking. Raised borders with a wide range of shrubs and trees. Outside lighting. Side access gate leading into side of the property with paved pathways and gravelled area and then further wrought iron gate leading into:

### **REAR GARDEN**

Paved pathways, flagstone patio area with gravelled area, the garden is mainly laid to lawn with a wide range of shrub and tree borders, fenced borders to both sides and open fencing to the rear with field views beyond. Small vegetable garden area, raised patio, raised decking with lighting. Wooden garden shed. Pond with water feature. Cold water tap.





### **DIRECTIONS**

From Spalding proceed in a northerly direction along the B1356 Pinchbeck Road and continue through Pinchbeck, Surfleet and on to Gosberton. Turn off at the Five Bells corner into High Street and turn immediately left into Belchmire Lane, over the railway crossing, turn right at the crossroads into Chesboule Lane and then immediately left into Siltside proceed over the bridge and the property is situated on the right hand side.

### **AMENITIES**

There is a primary school and public house within Gosberton Rise gate. The well served village of Gosberton is approximately 2 miles distant and has a variety of shops, primary school, Church, public house, doctors surgery etc. The Georgian market town of Spalding is 8 miles to the south of the property and has a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



Awaiting floorplan

**TENURE** Freehold

**SERVICES** Mains water and electricity. LPG gas central heating system. Private drainage.

**COUNCIL TAX BAND** C

**LOCAL AUTHORITIES**

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

**PARTICULARS CONTENT**

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**Ref: S12039**

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.

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Awaiting EPC