



BRADLEY JAMES

ESTATE AGENTS



Plot 2, 2 Fairmont Drive, Gosberton Risegate, Spalding, Lincolnshire, PE11 4ET

Asking price £285,000

- No chain
- EV charger
- Separate lounge
- Completion summer 2026
- Walking distance to local pub
- Exclusive development of 6 bungalows
- Kitchen diner at the rear and access to your rear garden from your kitchen diner
- Off road parking and a single garage
- Four piece bathroom suite
- Countryside walks on your doorstep

Bradley James welcomes you to the charming semi-rural village of Gosberton Risegate.

This delightful detached bungalow on Fairmont Drive offers a perfect blend of comfort and convenience. Built in 2026 by the esteemed R K Wilson builders, this new build property boasts a contemporary design and energy-efficient features, including an electric vehicle charger. This property is part of an exclusive development comprising only six bungalows, ensuring a sense of community.

\*Computer generated images have been used to showcase what the property could look like\*

Upon entering, you are welcomed into a spacious entrance hall that leads to your lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The well-appointed kitchen diner at the rear of the property is a highlight, featuring ample space for dining and a door that opens directly to the rear garden, allowing for seamless indoor-outdoor living.

This bungalow boasts two generously sized bedrooms, providing comfortable accommodation for individuals or small families. The four-piece bathroom suite is thoughtfully designed, offering both functionality and style.

Outside, the property features off-road parking, leading to a convenient single garage. Side gated access allows easy entry to the rear garden, which presents a lovely outdoor space for gardening or enjoying the fresh air. The property benefits from an EV charger included in the asking price.

The location is ideal for those who appreciate the beauty of the countryside, with scenic walks right on your doorstep. The newly renovated Black Horse pub is within walking distance, offering a lovely spot for socialising.

Additionally, the amenities of Gosberton, including a local Co-op with a post office, butchers, doctors, and dentist, are just a short 3-4 minute drive away. The charming Victoria Tea House is also conveniently close.

Contact Bradley James to arrange your viewing



Council Tax Band: New Build



### Entrance Hall

Composite double glazed front door into the entrance hall.

similar design by the same builder.

Floor Area Est 1069 ft<sup>2</sup>

### Lounge

16'7 x 11'6

In-frame UPVC double glazed window to the front.

### Kitchen Diner

17'7 x 10'5

UPVC double glazed door to the rear, in-frame UPVC double glazed windows to the rear, choice of base and eye level units and choice of work surface over and integrated appliances.

### Bedroom 1

14'6 x 11'6

In-frame UPVC double glazed window to the rear.

### Bedroom 2

12'8 x 11'2

In-frame UPVC double glazed window to the front.

### Bathroom

Four piece bathroom suite, UPVC in-frame double glazed window to the rear, panel bath, separate shower cubicle, pedestal wash hand basin and WC.

### Outside

Front garden, driveway to the front of the bungalow which leads to the integral single garage, there is side gated access leading into the rear garden which will be enclosed by panel fencing, solar panels and an EV charger.

### Integral Single Garage

#### Information about the property and site

Included :

Wall radiators throughout

EV charger

Air source heat pumps

Fibre direct to premises

One large Klargestor unit for all 6 plots which is maintained by a management company

Flooring included to wet areas only (kitchen and bathrooms) from a selected vinyl range. There is a carpet range as well if you want to upgrade to full flooring.

Turf to the front

Rear will be levelled and sprayed off.

Turf to rear as a costed extra.

Extra slabs to the rear as a costed extra.

Kitchen choices on colours only - unless the developer has surpassed this stage

Bathroom choices on selected tiled areas - unless the developer has surpassed this stage

Bathroom vanity colour choices as well - unless the developer has surpassed this stage.

Maintenance costs £360.75 per plot per year this will cover the shared klargestor unit, for the sewage along with the private road maintenance and shared landscaping maintenance.

\*\*\*DISCLAIMER\*\*\* Images used from a completed site, of





