



Gosberton Road, Surfleet Spalding PE11 4AB

welcome to

Gosberton Road, Surfleet Spalding

Three double bedroom detached property, HIGHLY SOUGHT AFTER VILLAGE LOCATION. Two reception rooms, kitchen & utility. Family bathroom & DOWNSTAIRS WC. Off road parking for at least one car & FULLY ENCLOSED REAR GARDEN. Ideal location within WALKING DISTANCE OF VILLAGES AMENITIES



Hall

Having stairs with cupboard beneath. Laminate flooring.

Cloak Room

5' 2" x 5' 5" (1.57m x 1.65m)

W/C

5' 6" x 4' 11" (1.68m x 1.50m)

Comprising of a W/C. Sink.

Lounge

15' 3" x 13' 10" (4.65m x 4.22m)

Comprising of laminate flooring.

Dining Room

12' 10" x 13' 6" (3.91m x 4.11m)

Having laminate flooring. Open plan access to the kitchen.

Kitchen

12' 8" x 11' (3.86m x 3.35m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Quartz surfaces. Laminate flooring. Inset electric oven, grill, Four ring inset hob, extractor, fridge, dishwasher. Space for a freezer.

Utility Room

6' 3" x 11' 8" (1.91m x 3.56m)

Having wall and base units. Laminate flooring. Single bowl sink. Space for a washing machine and tumble dryer. Wall mounted gas boiler.

Landing

Having loft access.

Bedroom One

13' 4" x 13' 11" (4.06m x 4.24m)

Bedroom Two

13' 3" x 12' (4.04m x 3.66m)

Bedroom Three

8' 11" x 10' 5" (2.72m x 3.17m)

Comprising of built-in wardrobes.

Bathroom

8' x 13' (2.44m x 3.96m)

Having a W/C. Inset sink. Bath with a electric shower over. Built-in airing cupboard. Partially tiled walls.

Exterior

Front: 3 Meter right of way to park one car anytime and a second vehicle between 5:30pm - 9:30am. Side gate to the rear.

Rear: Enclosed by fencing. Lawn. Patio area. Low maintenance bark area to the rear.

Workshop/ Timber Shed

11' 4" x 6' 2" (3.45m x 1.88m)

Comprising of lighting.



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welcome to

Gosberton Road, Surfleet Spalding

- THREE DOUBLE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER VILLAGE
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR AT LEAST ONE CAR
- FULLY ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113174 - 0007

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