



BRADLEY JAMES

ESTATE AGENTS



## 18 Sheppersons Avenue, Gosberton Risegate, Spalding, PE11 4EX

Asking price £229,950

- No chain
- Calor gas central heating
- Three-four bedrooms
- Lounge and Snug
- Vast amount of off road parking and private rear garden
- Renovated inside and out
- Two-three reception rooms
- Open plan kitchen diner with central island and integrated appliances
- Beautiful interior and exterior
- Walking distance to local children's playing green, pub and a short drive to local primary school

Nestled on Sheppersons Avenue in the charming area of Gosberton Risegate, this NO CHAIN semi-detached house has been meticulously renovated to the highest standards, making it a must-see for prospective buyers. As you arrive, the inviting drive sets a welcoming tone, hinting at the delightful features that await within.

Upon entering, you are greeted by a bright and fresh interior that instantly draws you in. The property boasts two reception rooms, including a cosy snug that can serve as a fourth bedroom, offering versatility to suit your lifestyle. The generous lounge provides a perfect space to unwind and relax after a long day.

The heart of this home is undoubtedly the open-plan kitchen diner, which features a central island, creating an ideal setting for socialising with friends and family. The kitchen is equipped with integrated appliances, ensuring both style and functionality. Additionally, the convenience of a utility room and cloakroom enhances the practicality of the downstairs layout.

Venturing to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The newly upgraded four-piece bathroom suite is a standout feature, having been thoughtfully expanded from a traditional three-piece, providing a luxurious space for relaxation.

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.

This property is not just a house; it is a home that has been designed with care and attention to detail. A viewing is essential to fully appreciate the quality of work that has gone into creating this inviting space.



Council Tax Band: A



### Entrance Hall

Composite double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, halfway up the stairs is a UPVC double glazed window to the rear, featured panelled wall, under stairs storage and tiled floor with underfloor heating.

### Snug

11'0 x 10'0

UPVC double glazed window to the front, open fireplace, radiator, power points and featured panelled walls.

### Lounge

14'5 x 11'7

UPVC double glazed window to the front, multi fuel burner, radiator and power points.

### Kitchen Diner

17'5 x 14'8

Double aspect with a UPVC double glazed window to the side, UPVC double glazed French doors onto the rear garden, base and eye level units with solid wood work surface over, central island with breakfast bar, sink and drainer with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, electric hob with extractor over, integrated dishwasher, integrated fridge and freezer, tiled floor, power points and underfloor heating.

### Utility Room

9'0 x 5'7

UPVC double glazed window and door to the side, space and point for washing machine, space and point for tumble dryer, eye level units with work surface over, power points and tiled floor.

### Cloakroom

WC with push button flush, wash hand basin with mixer taps over and tiled floor,

### Landing

UPVC double glazed window to the rear, loft hatch, newly laid carpet, power point and airing cupboard.

### Bedroom 1

11'7 x 11'1

UPVC double glazed window to the front, radiator, power points and single wardrobe.

### Bedroom 2

11'0 x 10'0

UPVC double glazed window to the front, radiator and power points.

### Bedroom 3

10'4 x 7'1

UPVC double glazed window to the rear, radiator, power points and a single wardrobe.

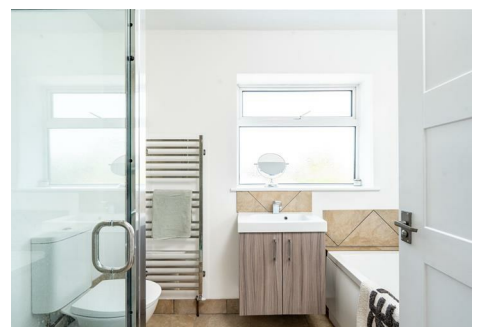
### Family Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps over, vanity wash hand basin with mixer taps and storage cupboard beneath, WC with push button flush, separate shower cubicle which is fully tiled with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail and tiled floor.

### Outside

The property has extended gravel off-road parking for numerous vehicles and is located at the bottom of a cul-de-sac, it is enclosed by panel fencing and has side access to the rear garden which is enclosed by hedging, it is predominantly laid to lawn, has a shed and there is a sunken Calor gas tank underneath the lawn.








## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

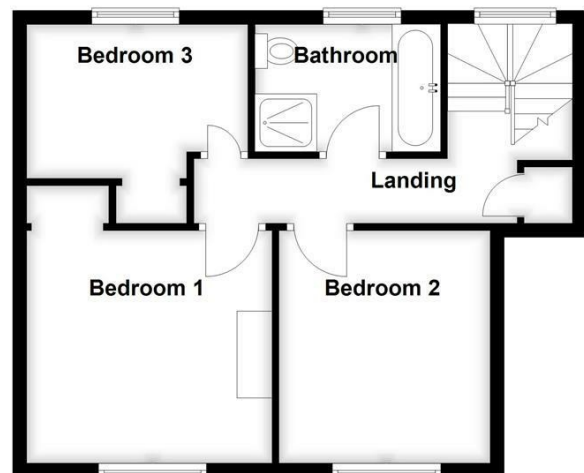
### Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 109.6 sq. metres (1179.5 sq. feet)