



BRADLEY JAMES

ESTATE AGENTS



## 68 Siltside, Gosberton Risegate, Spalding, PE11 4ET

Asking price £325,000

- Four bedrooms
- Three reception rooms
- Slate flooring
- Sitting room, study and snug
- Semi rural village but still well connected
- Two en-suites
- Solid wood in-frame kitchen units
- Triple aspect garden room
- Beautiful countryside walks on your doorstep
- Walking distance to local pub and a short drive to the village primary school

Nestled in the charming semi-rural village of Gosberton Risegate, this deceptively spacious detached family home presents an exceptional opportunity for those seeking comfort and style. With four well-proportioned bedrooms and three generous reception rooms, this property is designed to accommodate family life with ease.

Upon entering, you are greeted by an inviting entrance hall adorned with slate flooring, which flows seamlessly into the sitting room and snug. A separate study provides a quiet space for work or relaxation, while the utility room adds practicality to daily living. The heart of the home is undoubtedly the bespoke in-frame solid wood kitchen diner, featuring elegant wooden internal bi-fold doors that open up to a delightful triple aspect garden room, perfect for enjoying the surrounding views.

The first floor boasts four bedrooms, with the master suite featuring a dressing area and an en-suite shower room for added convenience. Bedroom two also benefits from its own en-suite, ensuring comfort for family members or guests.

Outside, the property offers ample off-road parking and side access to a private rear garden, complete with an outside toilet for added functionality. The location is truly idyllic, with beautiful countryside walks right on your doorstep. The newly opened Black Horse pub is within walking distance, and the primary school is just a short drive away. The nearby village of Gosberton, a mere five-minute drive, offers additional amenities including another primary school, a doctor's surgery, a dentist, a butcher, a Co-op, and the delightful Victoria Tea House.

This beautiful property in a beautiful location is a rare find, offering a perfect blend of space, comfort, and convenience for family living.



Council Tax Band: C



### Entrance

Solid wood door into the entrance porch, going through a UPVC double glazed door into the inner hallway which has a radiator, power points, slate flooring and under stairs storage.

### Sitting Room

14'3 x 13'1

Double aspect with a UPVC double glazed window to the front and side, open fireplace, radiator, power points and picture rail.

### Snug

12'3 x 11'1

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

### Study

7'7 x 6'0 max

UPVC double glazed windows to the side, worktop, radiator and power points.

### Utility Room

6'8 x 5'1

UPVC double glazed window to the side, worktop with space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer, Quarry tiled floor and power points.

### Bathroom

UPVC double glazed window to the side, pedestal wash hand basin with taps over, WC, panel bath with taps over, electric shower, slate flooring and radiator.

### Kitchen Diner

16'0 x 10'5

UPVC double glazed window to the side, bespoke in-frame solid wood base and eye level units with solid wood worksurface over, double Range with separate oven and grill and a seven burner gas hob and extractor over, Belfast sink with mixer taps over, space and plumbing for dishwasher, slate flooring, half height tongue and grooved walls, radiator, power points and walk-in pantry with shelving.

### Garden Room

22'1 x 15'0

Triple aspect with a UPVC double glazed window to the side and rear, UPVC double glazed door to the side, internal solid wood bespoke bi-fold doors going from the garden room into the kitchen diner, loft hatch, slate flooring, power points and skimmed ceiling with inset spotlights.

### Landing

Power points and loft hatch.

### Bedroom 1

20'6 x 10'6

Triple aspect, two UPVC double glazed windows to the rear, UPVC double glazed windows to both sides, loft hatch, power points, skimmed ceiling with inset spotlights, built-in wardrobes and a door to the en-suite.

### Bedroom 1 En-suite

UPVC double glazed window to the side, pedestal wash hand basin with mixer taps over, WC with push button flush, separate shower which is fully tiled with an electric shower, wall mounted heated towel rail and built in storage cupboards.

### Bedroom 2

14'3 x 11'2

UPVC double glazed window to the front, radiator, power points, built-in wardrobes and picture rail.

### Bedroom 2 En-suite

Shower tray with electric shower, tiled splashback, WC, pedestal wash hand basin with taps over, extractor fan and radiator.

### Bedroom 3

12'2 x 11'1

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

### Bedroom 4

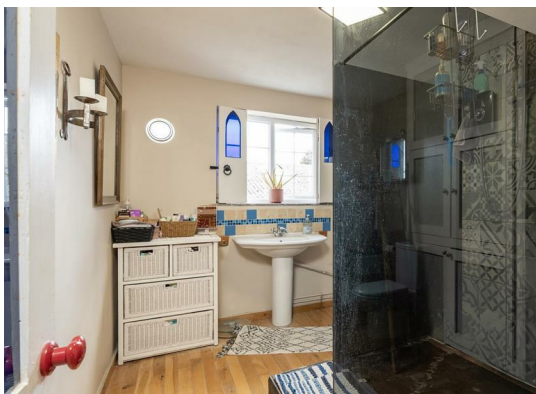
8'4 x 6'1

UPVC double glazed window to the side and power points.

### Outside

The property has off-road parking to the front and concrete off-road parking to the side. There is newly erected panel fencing to side and rear, outside lights, extended patio seating area, new soak away has been fitted to the septic tank, laid to lawn area and an outside toilet.







## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 