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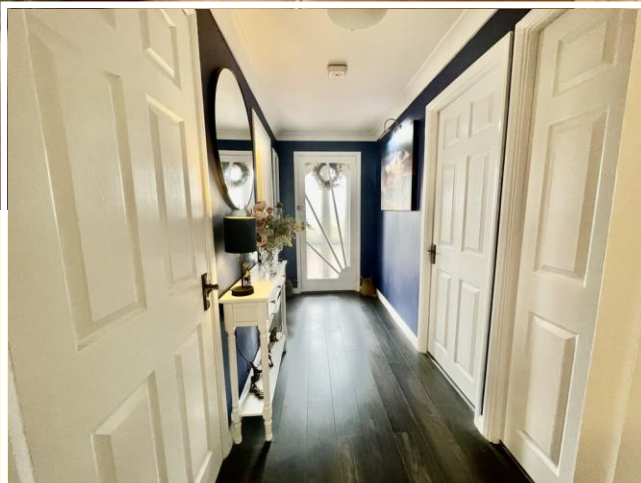
29 Clough Road, Gosberton Risegate PE11 4JW

£259,995 Freehold

- Field Views to the Rear
- South Facing Low Maintenance Rear Garden
- 2 Double Bedrooms
- Conservatory
- Recently Fitted Kitchen

Superbly presented 2-bedroom detached bungalow situated in a semi-rural location with open views to the rear. Multiple off-road parking with 2 driveways, garage/workshop, work from home office/summerhouse and further summerhouse. Entrance hallway, lounge, kitchen diner, conservatory, utility room, cloakroom, 2 double bedrooms and shower room. The property is of non-standard construction.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Double obscure UPVC double glazed doors leading into:

ENTRANCE PORCH

Skimmed ceiling, obscure wooden glazed door into:

ENTRANCE HALLWAY

Skimmed and coved ceiling, centre light point, smoke alarm, BT point, vinyl plank flooring, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

BEDROOM 2

11' 7" x 10' 1" (3.55m x 3.08m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted sockets with USB chargers.

BEDROOM 1

10' 2" x 13' 4" (3.12m x 4.07m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator.



SHOWER ROOM

7' 8" x 8' 5" (2.35m x 2.59m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, double shower cubicle with fitted Triton shower over with double rain fall shower head and further shower attachment tap, stainless steel heated towel rail, fully tiled walls, illuminated mirror.

From the Entrance Hallway a door leads into:



FORMAL LOUNGE

10' 2" x 18' 4" (3.11m x 5.61m) UPVC double glazed window to the front and side elevations, skimmed and coved ceiling, decorative ceiling rose, centre light point, smoke alarm, 2 radiators, TV point, oak effect laminate flooring, door into:

KITCHEN DINER

10' 2" x 12' 2" (3.11m x 3.73m) UPVC double glazed window to the side and rear elevations, wooden obscure glazed door into Garden Room, skimmed and coved ceiling, centre spotlight fitment, vinyl floor covering, radiator, recently fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, one and a quarter stainless steel bowl sink with mixer tap, freestanding Belling cooker with induction hob and electric oven, extractor hood over.



GARDEN ROOM

Of brick construction with 2 UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the side elevation, solid roof, strip light, oak effect laminate flooring, TV point, fitted fireplace with oak mantle, tiled inserts and tiled hearth with fitted Eco multi fuel burner. Door to:

UTILITY ROOM

UPVC Double glazed window to the rear elevation, skimmed ceiling, centre light point, access to loft space, oak effect laminate floor, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, space for fridge freezer, door to:



CLOAKROOM

Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, oak laminate flooring, part tiled walls, fitted with a low level WC.

EXTERIOR

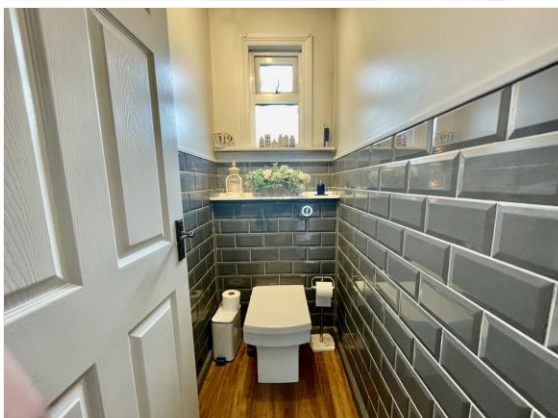
There is a hedged boundary to the front of the property and two separate gravelled driveways providing parking. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders. There is a gravelled area to the side and there is a patio to the other side with further gravelled parking.

WOODEN SUMMERHOUSE

7' 6" x 7' 0" (2.30m x 2.14m)

WOOD STORE

6'10" x 7'0" (2.30m x 2.14m).





WOODEN BUILT GARAGE WORKSHOP

11' 10" x 28' 10" (3.63m x 8.81m) Wooden construction with double doors to the front and windows to both sides, rear side access door, power and lighting, workbench. further to the rear of the Garage there is a:

TOOL SHED

6'0" x 9'6" (1.83m x 2.91m) outside lighting. Side access gate leading into:

REAR GARDEN

Low maintenance rear garden laid to slabs and gravel with a wide range of mature shrubs and trees, raised decking, outdoor lighting, external electric sockets, fenced boundaries to both sides and to the rear elevations.

WORK FROM HOME OFFICE/SUMMERHOUSE

Decking area, double doors to the front, 2 windows to the front, window to the side, insulated, vinyl floor covering, various power points with USB charging points.

LOG STORAGE

LEAN-TO COAL STORE

Glazed window to the rear elevation, wooden door to the rear elevation.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing to the roundabout at Surfleet and taking the first exit on to the Link Road. Proceed to the next roundabout taking the second exit and continuing to Gosberton village. Turn left off the main road into High Street and then immediately left before the primary school into Belchmiere Lane, continue for 2 miles into Gosberton Risegate, crossing the level crossing and then proceeding on into Clough Road where the property is located on the left hand side.

The villages of Gosberton Clough/Risegate have combined facilities including public house and primary school. The large village of Gosberton is approximately 2.5 miles from the property and has a range of shops, dental practice, doctors' surgery, primary school, public house etc. The well served Georgian town of Spalding is 9 miles from the property and has a range of facilities and the Cathedral city of Peterborough is a further 19 miles to the south of Spalding offering a fast train link with London's Kings Cross minimum journey time 46 minutes.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Solid fuel central heating.

COUNCIL TAX BAND B

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: S11964

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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