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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com

4 Cambridge Gardens, Gosberton PE11 4HP

£187,500 Freehold

- 3 Bedrooms
- Modern Kitchen and Bathroom
- UPVC Windows, Aluminium Doors, UPVC Fascias
- Electric Heaters
- Requires Further Updating

Detached 3 bedroom bungalow in popular village location with garage and gardens, modern kitchen and bathroom, UPVC windows, electric heating. Requires some further updating. No onward chain.

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ACCOMMODATION Obscure glazed aluminium framed door opening into:

KITCHEN 10' 8" x 8' 8" (3.26m x 2.66m) Range of base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboard, tile effect vinyl flooring, ceiling light, extractor fan, plumbing and space for washing machine, freestanding Bush electric cooker, door to:

L SHAPED LOUNGE DINER 16' 9" x 10' 7" (5.11m x 3.24m) plus 10'4'' x 7'6" (3.15m x 2.30m), 2 UPVC windows overlooking the open green area, 3 electric heaters, high level UPVC window to the side elevation, coved and textured ceiling, 2 ceiling lights, TV point, door to:

L SHAPED RECEPTION HALL 12' 4" x 2' 9" (3.76m x 0.86m) plus 6'7'' x 4'0'' (2.03m x 1.24m), obscure glazed aluminium framed external entrance door, electric heater, smoke alarm, ceiling light, access to loft space, built-in Airing Cupboard housing the modern hot water cylinder with immersion heater, doors arranged off to:

BEDROOM 1 12' 0" x 10' 6" (3.67m x 3.22m) UPVC window to the rear elevation, electric heater, coved cornice, ceiling light.

BEDROOM 2 11' 2" x 8' 9" (3.41m x 2.67m) UPVC window to the rear elevation, electric heater, coved cornice, ceiling light.

BEDROOM 3 8' 1" x 7' 6" (2.48m x 2.31m) Electric heater, UPVC window to the side elevation, coved cornice, ceiling light, wall mounted fuse box, off peak storage heater fuse box.

MODERN BATHROOM 5' 7" x 8' 6" (1.72m x 2.60m) Three piece suite comprising 'P' shaped bath with shower over and glazed screen, low level WC with push button flush, pedestal wash hand basin with mixer tap, tiled walls, tile effect vinyl floor covering, obscure glazed UPVC window, ceiling light, towel rail, extractor fan.

SEPARATE WC 5' 9" x 2' 9" (1.77m x 0.86m) Low level WC with push button flush, half tiled walls, ceiling light, obscure glazed UPVC window.

EXTERIOR The property is situated within a pleasant cul-de-sac with a driveway leading to:

SEMI-DETACHED BRICK GARAGE 17' 0" x 8' 10" (5.2m x 2.7m) Up and over door, concrete floor, power and lighting, flat roof.

ESTABLISHED GARDENS Situated primarily to the rear with a hand gate from the driveway comprising an extensive lawned garden with brick wall to the rear and part of the side boundary. Pathways to either side of the property, paved patio, external gas and electricity meters and a gated access on to a small lawned front garden with stocked border and views over the adjacent green space.

SERVICES Mains water, gas (supply only), electricity and drainage. Electric heating.

DIRECTIONS From Spalding proceed in a northerly direction along Pinchbeck Road, through Pinchbeck and Surfleet and on to Gosberton. Exit the road, proceed up the High Street, through the centre of the village, turning right into Welby Drive and then right again into Cambridge Gardens where upon the property will be easily identified by the Agents For Sale sign.

AMENITIES The well served village of Gosberton is within easy walking distance and has a modern doctors surgery/dispensary, Co-Op mini supermarket, butchers shop, dentists, hairdressers, primary school, public house, Church etc. The Georgian market town of Spalding is 6 miles to the south and has a full range of shopping, banking, leisure, educational and medical facilities along with bus and railway stations and onwards access to Peterborough.

TENURE Freehold

SERVICES See Note

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: S12142
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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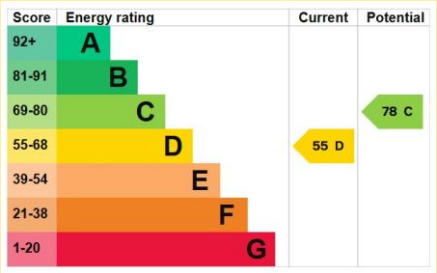
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