



BRADLEY JAMES
ESTATE AGENTS



11 Churchfleet Lane, Gosberton, Spalding, Lincolnshire, PE11 4NE

Asking price £225,000

- No chain
- Three reception rooms
- Single garage with remote controlled garage door
- Two side gardens and rear garden
- Doctors and dentist in the village
- Three bedrooms
- Off road parking for six cars
- Computer generated images have been used
- Walking distance to Gosbertons fantastic amenities

Situated on Churchfleet Lane in the charming village of Gosberton. With NO CHAIN, this property is ready for you to make it your own.

****Computer generated images have been used in some of the rooms to show the property's potential.****

The bungalow boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen diner is a highlight, featuring a snug area that seamlessly connects to the rear garden through patio doors, allowing for a bright and airy atmosphere. The lounge and dining room further enhance the sense of space, making it perfect for family gatherings or quiet evenings in.

This property comprises three well-proportioned bedrooms and a bathroom, catering to the needs of families or those seeking extra room for guests. Additionally, the boiler room presents an opportunity to be transformed into a utility room, adding further convenience to your daily routine.

Outside, the bungalow is surrounded by generous off-road parking, leading to a single garage equipped with a remote-controlled door. The property benefits from side access on both sides, with two side gardens and a lovely rear garden, ideal for outdoor activities or simply enjoying the fresh air.

The location is particularly appealing, as it is within walking distance to local amenities, including a Co-op with a post office, a Premier shop, hairdressers, butchers, and the delightful Victoria tea rooms. For healthcare needs, a dentist and doctors are also conveniently located in the village. The village community hall offers a variety of activities, ensuring there is always something happening in this vibrant area.

With computer generated images, showcasing the potential of this property, it is an excellent opportunity for those looking to create their dream home in a welcoming community. Don't miss out on this fantastic bungalow in Gosberton.



Council Tax Band: B



Entrance Hall

Wooden obscured single glazed side door into the entrance hall which has a tap, internal door going through to the garage and another internal door through to the boiler room.

Boiler Room

7'6 x 5'8

Wall mounted Ideal combi boiler which was installed in 2022, base units with worksurface over and power point.

Kitchen Diner Snug

26'1 x 9'4

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with taps over, space and point for freestanding cooker, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, radiator and patio doors from the snug leading to the low maintenance rear garden.

Dining Room

12'3 x 7'0

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

Inner Hallway

UPVC double glazed window to the side, telephone point, loft hatch, radiator and airing cupboard.

Bathroom

Wooden obscured single glazed window to the side, WC, pedestal wash hand basin with taps over, bath with telephone style mixer taps over, half height tiled walls and radiator.

Bedroom 1

13'5 x 9'4

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

Bedroom 2

10'5 x 10'0

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

Bedroom 3

7'0 x 7'0

Double glazed window to side, radiator and power points.

Outside

The property sits on a good sized plot and has a front garden which is predominantly laid to gravel, there is space for approximately six vehicles which leads to the

garage. There is side access to both sides of the bungalow which are laid to patio, then continues to the rear garden where there's an outside tap, laid to further patio with raised flower bed and a shed.

Garage

Remote controlled electric roller garage door with wooden window to side and internal door leading through to the side entrance,







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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

