



BRADLEY JAMES

ESTATE AGENTS



12 Jubilee Way, Gosberton, Spalding, Lincolnshire, PE11 4PH

Asking price £235,000

- Larger than average
- Walking distance to Gosberton fantastic amenities
- Three good sized bedrooms
- Four piece bathroom suite
- Cul-de-sac
- Built in 2024
- Kitchen diner with integrated appliances
- Fitted wardrobes and en-suite shower room to bedroom one
- Extended off road parking to the front
- Turn key property ready to move into

Bradley James welcomes you to the charming village of Gosberton. This modern semi-detached house on Jubilee Way offers a delightful blend of comfort and convenience. Built in 2024, this larger-than-average property boasts a well-designed layout that is perfect for family living.

Upon entering, you are welcomed by an entrance hall that leads to a generous lounge, providing an inviting space for relaxation and entertainment. The heart of the home is the open-plan kitchen diner, which features integrated appliances and French doors that open onto a private rear garden, ideal for enjoying the outdoors. A modern cloakroom completes the ground floor, adding to the practicality of the space.

Upstairs, you will find three well-proportioned bedrooms, including a master suite with fitted wardrobes and an en-suite shower room, ensuring a touch of luxury. The modern four-piece bathroom suite serves the other two bedrooms, providing ample facilities for family and guests alike. Additionally, a double storage cupboard on the landing offers extra space for your belongings.

Outside, the property benefits from extended off-road parking for three cars, along with side gated access to the side and rear garden, which has a tranquil woodland to the rear, enhancing the sense of privacy and serenity.

The location is particularly appealing, as it is within walking distance to a variety of local amenities. Residents can enjoy the convenience of a primary school, a premier shop, hairdressers, doctors, dentist, butchers, a Co-op with a post office, and the delightful Victoria Tea Rooms, all just a short stroll away.

This property presents an excellent opportunity for those seeking a modern family home in a friendly community. Don't miss the chance to make this lovely house your new home.

There is a management charge of £200 on the estate per year



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, power points and underfloor heating.

Lounge

17'7 x 15'4

Double aspect with a UPVC double glazed window to the front and the side, underfloor heating, power points, fuse box, Wi-Fi box and TV points.

Kitchen Diner

19'3 x 12'4

UPVC double glazed window to the rear and UPVC double glazed doors to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, Bosch induction hob with Bosch extractor over, integrated Bosch dishwasher, integrated Bosch fridge and freezer, power points, underfloor heating and skimmed ceiling with inset spotlights and under stairs storage cupboard.

Cloakroom

WC with push button flush, wash hand basin with mixer taps over and skimmed ceiling with extractor fan.

Landing

Cupboard, power points and radiator.

Bedroom One

13'1 x 11'2

UPVC double glazed window to the front, radiator, power points some with USB charging points, feature panelled wall, TV point and built in wardrobes (measurements exclude the built-in wardrobe).

Ensuite

UPVC obscured double glazed window to the front, separate shower cubicle with a built-in mixer shower with a fixed rain style shower head and a separate shower head on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with drawers beneath, extractor fan, wall mounted heated towel rail and skimmed ceiling with inset spotlights and double shaver points.

Bedroom Two

11'3 x 10'4

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

Bedroom Three

12'6 x 7'6

UPVC double glazed window to the rear overlooking woodland, radiator, power points, featured panelled walling and TV points.

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the side, vanity wash hand basin with a mixer taps over and storage drawers beneath, wall mounted mirror with inset LED lighting, double shaver points, separate shower cubicle with a built-in mixer shower with a fixed rain style shower head and a separate shower head on a sliding adjustable rail, WC with push button flush, panel bath with mixer taps over and a mixer tap handheld shower head, wall mounted heated towel rail and skimmed ceiling with inset spotlights and extractor fan.

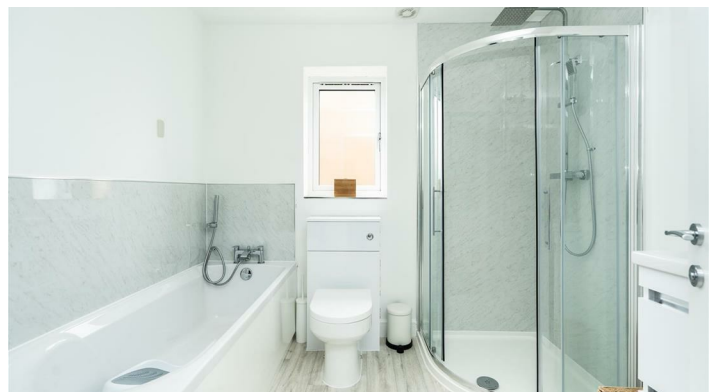
Outside

The property benefits from off-road parking on a tarmac driveway, with the current owners having extended the frontage to create an additional parking space. There is side gated access which leads to the rear garden and it benefits from not being overlooked from the rear as there is woodland behind. The rear garden is enclosed by panel fencing and is predominantly laid to lawn, it has a patio seating area, outside tap and outside lights.

Additional Information

Management Fee: £200 a year (Woodgate Estate Management)







Viewings

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

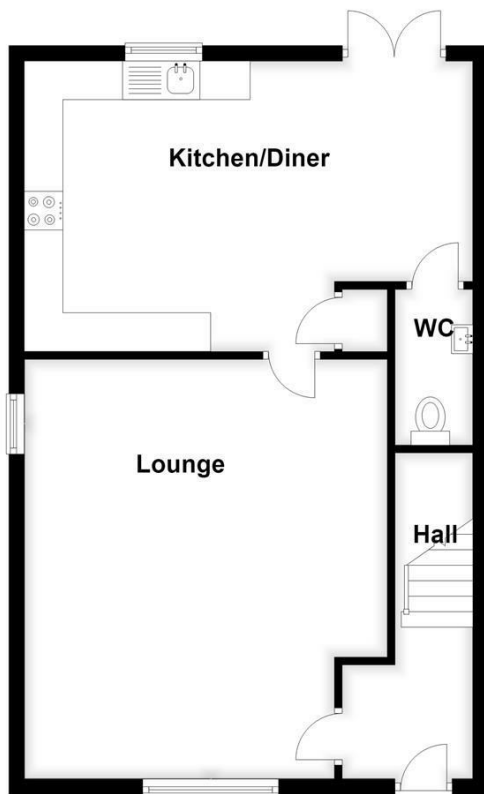
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

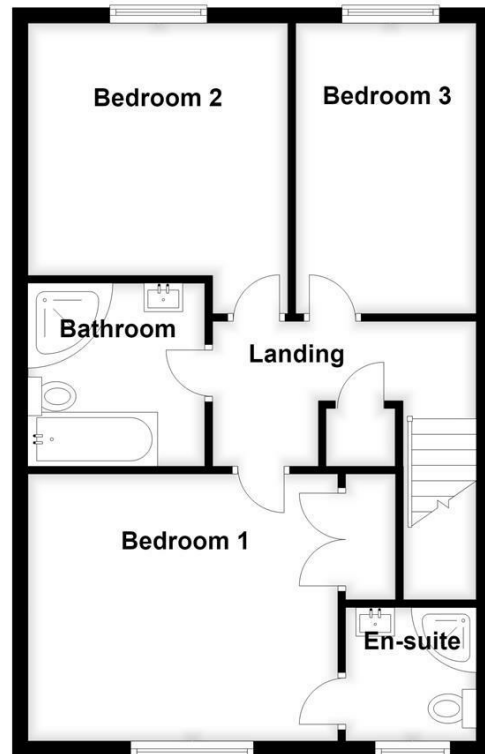
Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



First Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



Total area: approx. 108.4 sq. metres (1166.7 sq. feet)