BRADLEY JAMES

ESTATE AGENTS

Plot 3, 3 Fairmont Drive, Gosberton Risegate, Spalding, Lincolnshire, PE11 4ET

Asking price £285,000

- No chain
- Open plan lounge and kitchen diner
- Exclusive development of 6 bungalows
- Ev charger
- Completion summer 2026
- Two bedrooms
- In frame windows
- Detached single garage
- Solar Panels

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Bradley James welcomes you to the charming semi-rural village of Gosberton Risegate.

This exquisite detached bungalow on Fairmont Drive offers a perfect blend of modern living and serene countryside charm. Built in 2026 by the esteemed R K Wilson builders, this new build property boasts a contemporary design and energy-efficient features, including an electric vehicle charger.

Computer generated images have been used to showcase what the property could look like.

Upon entering, you are welcomed by a spacious entrance hall that leads seamlessly into an open-plan kitchen diner, lounge ideal for both entertaining and everyday living. The lounge, adorned with French doors, invites natural light and provides a lovely view of the rear garden, creating a warm and inviting atmosphere. This bungalow features two generously sized double bedrooms, ensuring ample space for relaxation, alongside a well-appointed three-piece bathroom suite.

Outside, the property offers off-road parking for up to two vehicles, complemented by a detached single garage for additional storage or workshop space. The side gated access leads you to the rear garden, a perfect spot for enjoying the outdoors.

Situated in an exclusive development of only six bungalows, this home is surrounded by beautiful countryside walks, making it an ideal retreat for nature lovers. Additionally, the recently renovated Black Horse Pub is within walking distance, providing a delightful local dining option.

Additionally, the amenities of Gosberton, including a local Co-op with a post office, butchers, doctors, and dentist, are just a short 3-4 minute drive away. The charming Victoria Tea House is also conveniently close.

This property is not just a home; it is a lifestyle choice, offering comfort, convenience, and a connection to the picturesque surroundings. Don’t miss the opportunity to make this stunning bungalow your own.

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Council Tax Band: New Build

Entrance Hall
Composite double glazed front door into the entrance hall which has a storage cupboard.

Open Plan Kitchen Diner Lounge
27'5 x 16'0
Double aspect with an in-frame UPVC double glazed window to the front, UPVC double glazed windows and French doors to the rear garden, a choice of base and eye level units and worksurface over with integrated kitchen appliances.

Bathroom
UPVC in-frame obscured double glazed window to the rear, panel bath, pedestal wash hand basin and WC.

Bedroom 1
16'2 x 12'6
In-frame UPVC double glazed window to the front.

Bedroom 2
14'7 x 11'4
In-frame UPVC double glazed window to the rear.

Outside
Front garden, driveway to the side which leads to the single detached garage. There is side gate access to the rear garden which is enclosed by panel fencing and EV charger.

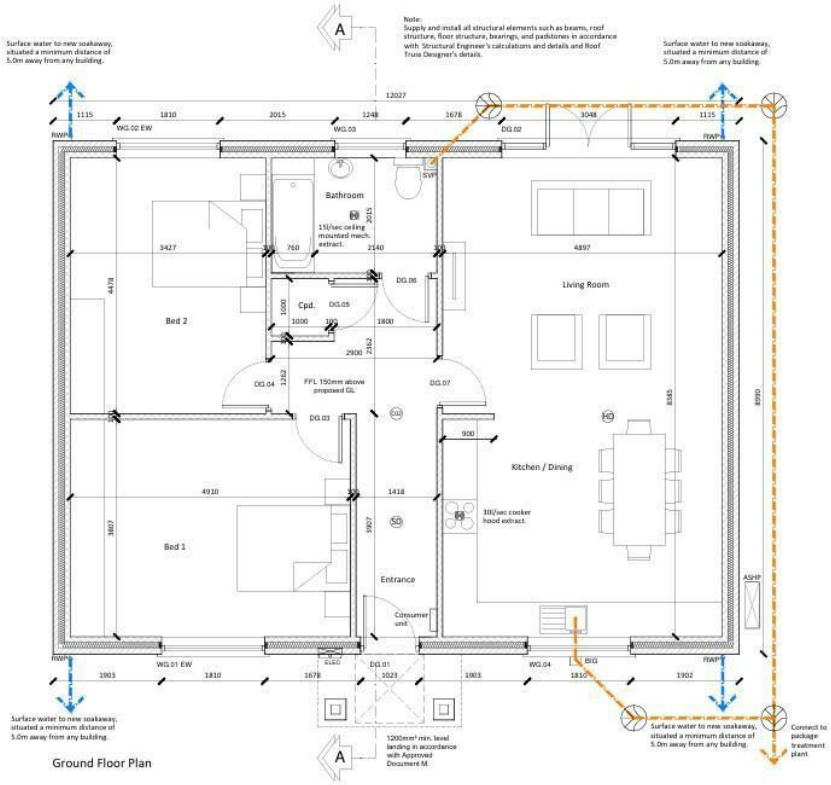
Information about the property and site
Included :
Wall radiators throughout
EV charger
Air source heat pumps
Fibre direct to premises
One large Klargester unit for all 6 plots which is maintained by a management company
Flooring included to wet areas only (kitchen and bathrooms) from a selected vinyl range. There is a carpet range as well if you want to upgrade to full flooring.
Turf to the front
Rear will be levelled and sprayed off.
Turf to rear as a costed extra.
Extra slabs to the rear as a costed extra.

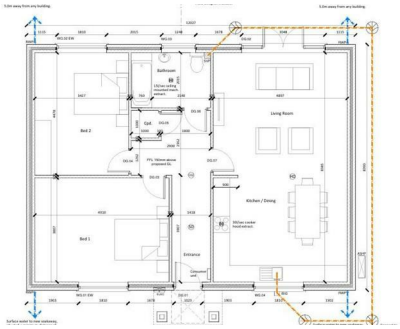
Kitchen choices on colours only - unless the developer has surpassed this stage
Bathroom choices on selected tiled areas - unless the developer has surpassed this stage
Bathroom vanity colour choices as well - unless the developer has surpassed this stage.

Maintenance costs £360.75 per plot per year this will cover the shared klargester unit, for the sewage along with the private road maintenance and shared landscaping maintenance.

DISCLAIMER Images used from a completed site, of similar design by the same builder.

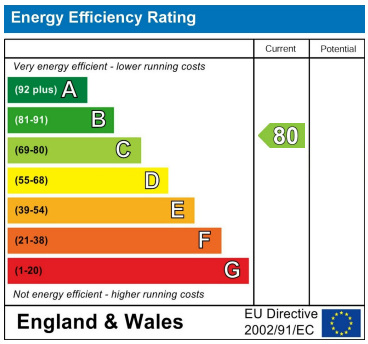
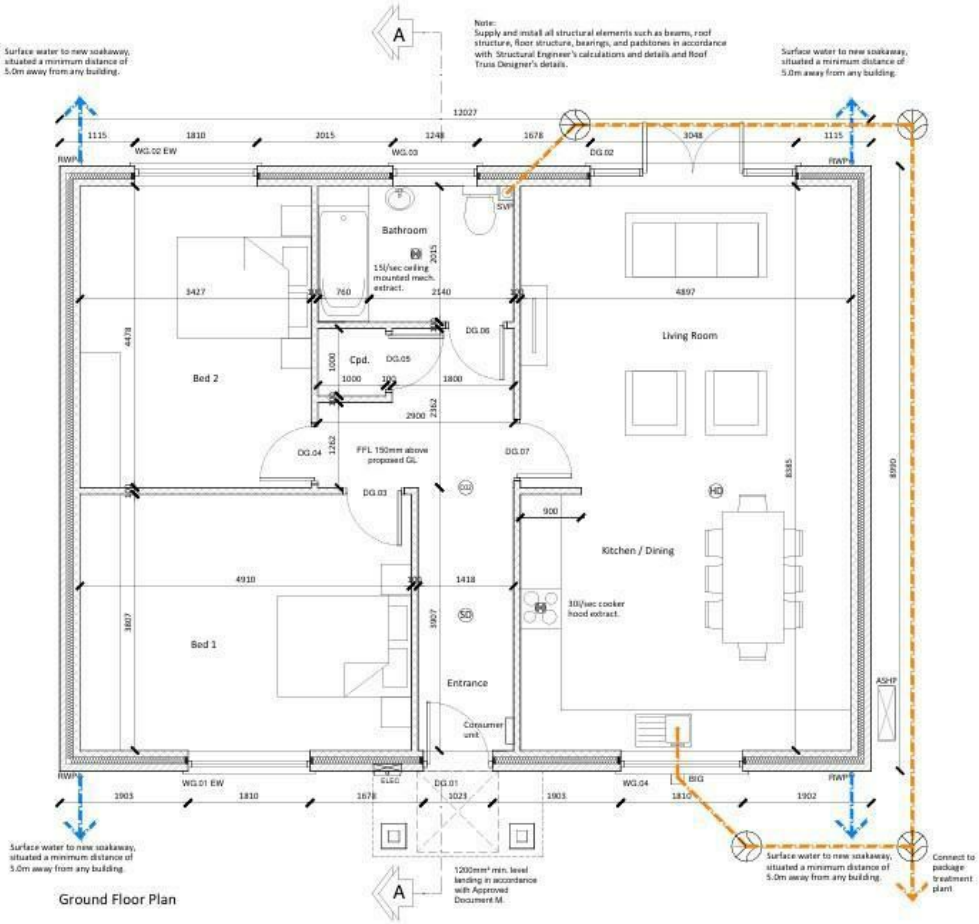
Floor Area Est 1030 ft²


Note:
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with Structural Engineer's calculations and details and Roof Truss Designer's details.
Surface water to new soakaway, situated a minimum distance of 5.0m away from any building.
Bathroom
15l/sec ceiling mounted mech. extract.
Living Room
Bed 2
Cpd.
FFL 150mm above proposed GL
Kitchen / Dining
30l/sec cooker hood extract.
Bed 1
Entrance
Consumer unit
ASHP
Connect to package treatment plant
1200mm² min. level landing in accordance with Approved Document M.
Ground Floor Plan



Viewings

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

EPC Rating:

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