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## The Old Vicarage, 53 Clough Road, Gosberton Risegate, PE11 4JW

### Offers Over £600,000 Freehold

- Semi-Rural Location
- Generous Plot with South Facing Open Views to the Rear
- 5 Double Bedrooms
- Gated Driveway with Multiple Off-Road Parking
- Entertaining Area

Delightful former Vicarage with spacious extremely well-appointed accommodation throughout. 5 bedrooms, 2 bathrooms and 3 reception rooms. South facing open views to the rear, established gardens, multiple parking. Versatile accommodation which can only be appreciated by means of a full internal inspection.

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#### ACCOMMODATION

Front entrance door leading into:

#### ENTRANCE PORCH

6' 7" x 4' 9" (2.02m x 1.47m) plus door recess. Ceiling light, range of coat hooks, quarry tiled floor, attractive internal door with leaded light glazed fan light opening into:

#### RECEPTION HALL

24' 2" x 5' 11" (7.39m x 1.82m) 2 pendant light fittings, radiator, UPVC window to the front elevation, modern wood grain effect flooring, dado rail, under stairs store cupboard, staircase off, doors arranged off to:

#### SITTING ROOM

13' 11" x 17' 7" (4.25m x 5.37m) Log burner with floating over mantle and polished hearth, wood grain effect flooring, double radiator, picture rail, ceiling light, pair of UPVC French



doors opening on to the rear garden with full height side panels.

#### STUDY/SNUG

12' 7" x 10' 9" (3.86m x 3.28m) minimum Decorative fireplace with timber surround, twin shelved alcoves with integrated store cupboards, modern wood grain effect flooring, UPVC window to the rear elevation, ceiling light, radiator.

#### FAMILY ROOM

14' 0" x 13' 11" (4.29m x 4.25m) Dual aspect with UPVC windows to the rear and side elevations, ceiling light, modern wood grain effect flooring, radiator, picture rail.

#### CLOAKROOM

5' 1" x 4' 5" (1.55m x 1.36m) Low level WC with push button flush, corner hand basin with mixer tap and store cupboard, ceramic floor tiles, obscure glazed UPVC window, ceiling light, radiator.

#### KITCHEN/DINER/FAMILY ROOM

14' 3" x 18' 8" (4.36m x 5.69m) Comprehensive range of fitted units comprising numerous base cupboards and drawers beneath the Quartz worktop with integral drainer, one and a quarter bowl stainless steel sink unit with mono block mixer tap and incorporating an insinkerator and hot water tap, intermediate wall tiling, matching eye level wall cupboards, Bosch electric double oven, integrated dishwasher, wine fridge, intermediate wall tiling, matching eye level wall cupboards, large peninsular breakfast bar, integrated Induction hob with modern concealed extractor set into the ceiling beneath the worktop a further range of cupboards and drawers, breakfast bar with ample seating, three quarter height provision cupboards with storage shelves and space for American style fridge freezer. 3 pendant light fittings over the breakfast bar, numerous low voltage recessed ceiling lights, dual aspect with UPVC window to the side elevation, bi-fold doors to the other side opening on to the patio. Modern anthracite vertical column radiator, door to:

#### UTILITY ROOM

8' 2" x 13' 4" (2.49m x 4.07m) maximum Modern anthracite column radiator, worktop with large sink unit, mono block mixer tap with flexi hose, plumbing and space for washing machine, space for tumble dryer, further appliance space, Camray Boulter oil fired central heating boiler, range of fitted base cupboards, corner pantry unit with automatic light, shelving and bottle rack, three quarter height provision cupboard, 2 UPVC windows overlooking the patio and a part glazed UPVC external entrance door.

From the Reception Hall the carpeted return staircase rises to:

#### LARGE FIRST FLOOR LANDING

Panoramic UPVC window to the side elevation, 2 pendant light fittings, smoke alarm, radiator, dado rail, UPVC window to the front elevation, fitted Airing Cupboard with hot water cylinder, doors arranged off to:

#### MASTER BEDROOM

14' 4" x 14' 5" (4.38m x 4.40m) maximum UPVC window to the rear elevation, fitted carpet, radiator, recessed ceiling lights, modern range of furniture comprising full height fitted wardrobes, bedside cabinets, 6 drawer chest, 2 further store cupboards, pelmet lighting over the bed head area, door to:

#### EN-SUITE SHOWER ROOM

6' 8" x 5' 4" (2.05m x 1.65m) maximum Fully tiled walls, corner shower cabinet with rainwater sprinkler, low level WC with push button flush, hand basin with



vanity storage unit and mixer tap, tiled walls and floor, vertical radiator/towel rail, recessed ceiling lights, obscure glazed UPVC window.

**BEDROOM 2**

14' 10" x 13' 4" (4.53m x 4.08m) UPVC window to the side elevation, radiator, ceiling light.

**FAMILY BATHROOM**

8' 5" x 10' 9" (2.58m x 3.29m) Fitted modern four piece suite comprising panelled bath with tiled surround and side mounted mixer tap and hand held shower attachment, 1700mm shower enclosure with recessed toiletries shelf, smoked tempered glass, shower with rainwater sprinkler, extractor fan, low level WC with concealed cistern and push button flush, floating hand basin with mixer tap set on vanity unit with 4 storage drawers, tiled splashback and mirror, vertical towel rail/radiator, slate floor tiles, 2 obscure glazed UPVC windows.



**BEDROOM 3**

11' 1" x 9' 0" (3.38m x 2.75m) UPVC window to the side elevation, radiator, fitted carpet, ceiling light.

**BEDROOM 4**

13' 9" x 9' 0" (4.21m x 2.75m) plus door recess. Dual aspect with UPVC windows to the side and rear elevations, ceiling light, radiator, fitted carpet.

**BEDROOM 5**

13' 5" x 10' 10" (4.09m x 3.31m) minimum 2 alcoves, ornamental fireplace, laminate flooring, radiator, UPVC window to the rear elevation, ceiling light.



**EXTERIOR**

Six bar metal farm style gate opening on to an extensive driveway and turning bay with gravelled parking for multiple vehicles, outside tap, electricity meter, outside sensor lights.

**DETACHED GARAGE**

16' 4" x 12' 1" (5.00m x 3.70m) Bricks structure with concrete floor.

To the side of the property there is a garden shed and a covered log store and access round to the:

**SOUTH FACING REAR GARDENS**

Principally lawned with established trees, stocked borders, low fence to the rear with open views of farmland, external sockets and halogen light.

To the eastern side of the property there is a large fenced and gated area with a central lawn, modern slate patio, shaped brick patio immediately adjacent to the house. This is a superb entertaining area with multiple seating areas.

There is a gated access to a further lawned garden with hedgerow surround and the modern Harlequin oil storage tank, further lighting and outside sockets.





**GENERAL INFORMATION**

The Old Vicarage is a superb property which has been tastefully restored and modernised with high quality fittings throughout. The property offers spacious 5 bedroomed accommodation and extreme versatility.

**DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road for 3.5 miles to the Surfleet roundabout taking the first exit on to the link road and then at the next roundabout take the second exit and proceed to Gosberton. Turn off the main road then immediately left into Belchmire Lane (ahead of the primary school), continue into Gosberton Risegate over the level crossing into Clough Road and the property is situated on the left hand side indicated by the Agents For Sale sign.

**AMENITIES**

Local amenities include extensive facilities at the well served village of Donington with modern medical centre/doctors surgery, Co-operative supermarket, award winning butchers, primary and secondary schools. The property is well located for access to Spalding, Boston, Grantham and Peterborough with the latter having a fast train link with London's Kings Cross minimum journey time 46 minutes.

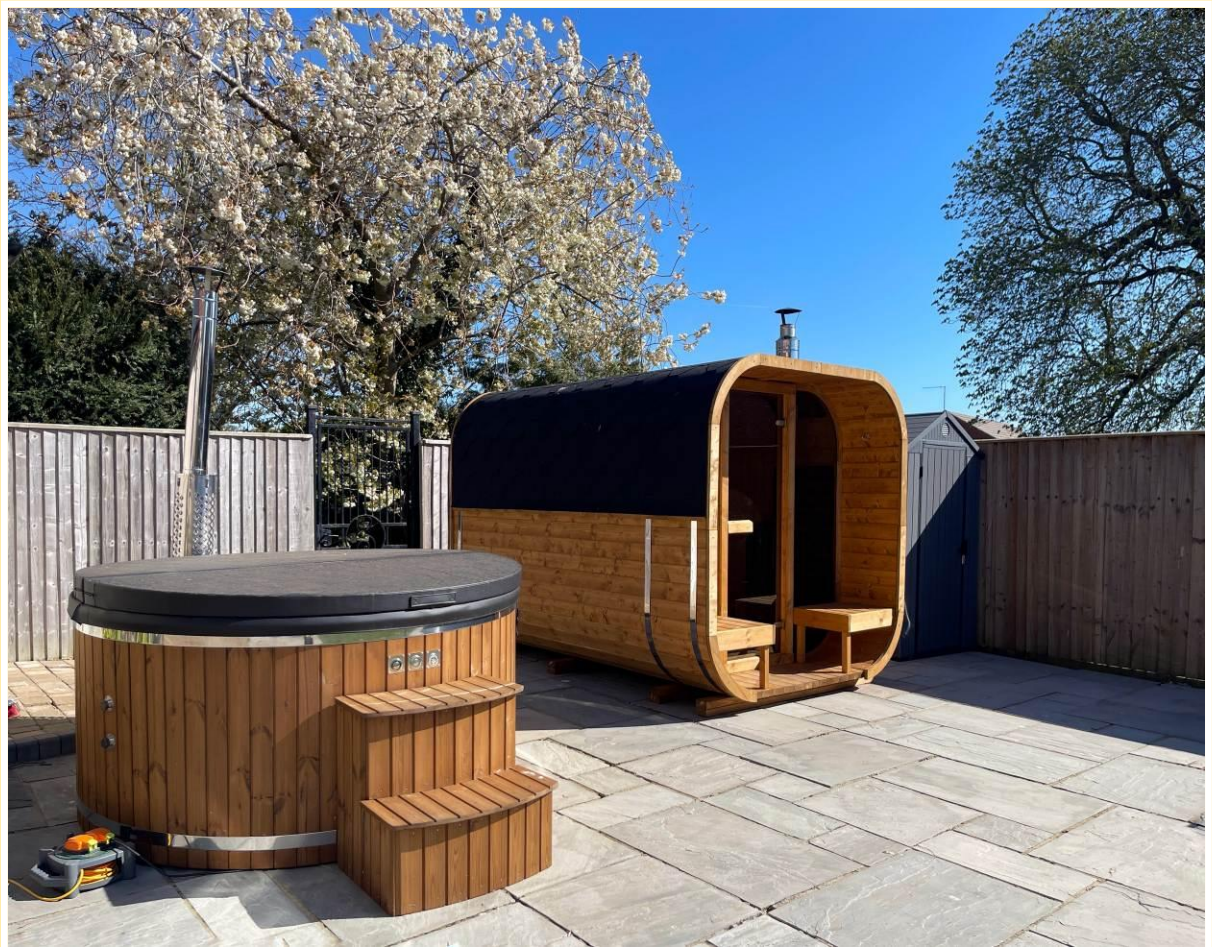
**SERVICES**

Mains water and electricity. Oil central heating. Private drainage (newly installed fully compliant system (2026)).

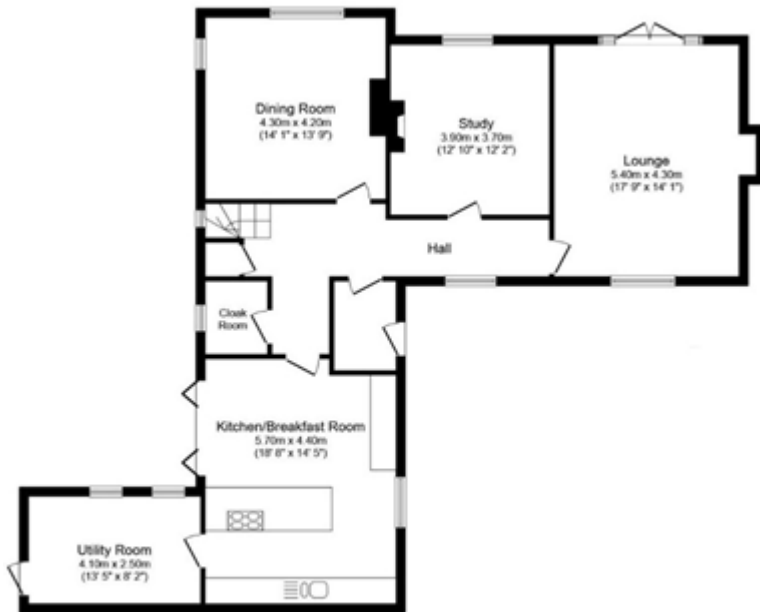
**PLANNING CONSENT**

Planning Consent was passed in November 2025 Ref H08-0813-25 for the erection of a two-bedroom detached annexe and games room with covered porch (details available upon request).

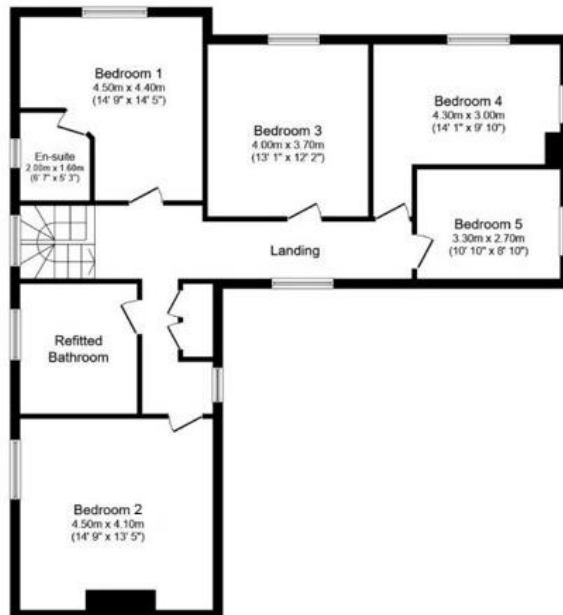








Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND:** D

**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: S11986 (April 2026)**

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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