



BRADLEY JAMES

ESTATE AGENTS



40 Wargate Way, Gosberton, Spalding, Lincolnshire, PE11 4HE

Asking price £325,000

- THREE/FOUR BEDROOMS
- DOUBLE ASPECT LOUNGE WITH FIELD VIEWS AND MULTI FUEL BURNER
- UNDERFLOOR HEATING DOWNSTAIRS
- SPACE ON LANDING TO CREATE ANOTHER BEDROOM
- REMOTE CONTROLLED GARAGE DOOR
- TWO/THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- EN-SUITE AND UPSTAIRS BATHROOM
- SPACE FOR CARAVAN AND MOTORHOME
- WALKING DISTANCE TO GOSBERTONS AMENITIES

40 Wargate Way, Spalding PE11 4HE

Nestled in the charming village of Gosberton, this stunning detached cottage-style property on Wargate Way offers a perfect blend of modern living and traditional charm. Built in 2016 by an independent builder, this home is designed to be both spacious and cosy, creating a delightful atmosphere throughout.

As you enter, you are greeted by a spacious open-plan hallway that leads to a double-aspect lounge. Here, you can enjoy picturesque field views from the comfort of your sofa, while the French doors open to reveal a private rear garden, perfect for outdoor relaxation. The lounge features a cosy multi-fuel burner, ideal for those chilly winter evenings.

The heart of the home is the open-plan kitchen diner, which flows seamlessly into a utility room and cloakroom, making it a practical space for family life. Additionally, the ground floor boasts a versatile third bedroom that can easily serve as a family room or snug, catering to your needs.

Venturing upstairs, you will find a spacious landing that holds potential for conversion into a fourth bedroom, should you require more sleeping space. The upper floor also features two further double bedrooms, with the master bedroom benefiting from an en-suite bathroom, alongside an additional family bathroom.

Outside, the property offers generous parking, with ample space for a caravan or motorhome, complemented by a single garage equipped with a remote-controlled roller door. Side gated access on both sides leads to the private rear garden, providing a secure and tranquil outdoor space.

Conveniently located within walking distance to Gosberton's amenities, including the Victoria Tea House, Co-op with post office, butchers, primary school, doctors, and dentist, this property is perfectly positioned for both comfort and convenience. This delightful home is a must-see for those seeking a peaceful yet connected lifestyle in the heart of the countryside.



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, half height panelled walls, power points, underfloor heating, skimmed ceiling with inset spotlights, under stairs storage cupboard and a door to the downstairs cloakroom.

Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, skimmed ceiling with extractor fan and underfloor heating.

Lounge

21'4 x 12'6

Double aspect with a UPVC double glazed window to the front enjoying open field views from the comfort of the sofa, UPVC double glazed French doors to the rear enjoying views of the private rear garden, inset multi fuel burner, underfloor heating, power points, TV point and skimmed ceiling with inset spotlights.

Family Room/Bedroom3

11'3 x 10'6

UPVC double glazed window to the front enjoying open field views, underfloor heating, featured panelled wall, power points, TV point and skimmed ceiling with inset spotlights.

Open Plan Kitchen Diner

21'4 x 10'6

Double aspect with a UPVC double glazed window to the rear and side, base and eye level units with worksurface over, single drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated dishwasher, space and point for American fridge freezer, underfloor heating, skimmed ceiling with inset spotlights, in the dining room there's base and eye level units with worksurface over for cocktail bar or coffee preparation area, underfloor heating, power points and skimmed ceiling with inset spotlights.

Utility Room

7'3 x 6'4

Double aspect with UPVC double glazed window to the side, UPVC double glazed door to the rear, base units with worksurface over, sink and drainer with mixer taps over, space and plumbing for washing machine, underfloor heating, power points, skimmed ceiling with extractor fan and storage cupboard with fuse box.

Landing

Above the stairs there is a double glazed skylight to the front and in the main landing a UPVC double glazed window to the front overlooking the fields. This can be split creating a third upstairs bedroom which would measure approximately 11'0 x 8'3. The bedroom will have its own UPVC double glazed window to the front, power point, radiator, skimmed ceiling with inset spotlights and TV point. There will still be a window above the stairs creating natural light for the landing. The rest of the landing has built in storage in the eaves for wardrobes and doors arranged off to two double bedrooms and a bathroom suite.

Bedroom 1

15'6 x 13'0

Double aspect with the UPVC double glazed window to the front enjoying open field views, UPVC double glazed window to the rear overlooking the garden, feature wall panelling, radiator, power points, TV point and skimmed and coved ceiling with inset spotlights. (Measurements into the eaves and restricted head height).

Bedroom 1 Ensuite

Double glazed skylight window to the front, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, separate shower cubicle which is fully tiled with a built-in mixer shower, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

13'0 x 12'5

Double aspect with the UPVC double glazed window to the front with open field views and a double glazed skylight to the rear, restricted head height, feature panelled wall, radiator, power points, TV point, skimmed ceiling with inset spotlights and wardrobe area with hanging space.

Family Bathroom

Two double glazed skylights with inset blinds to the side, restricted head height, panel bath with side mounted mixer taps over, electric mixer shower with shower screen, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights, extractor fan and storage cupboard with shelving.

Outside

The outside is enclosed by hedging and picket

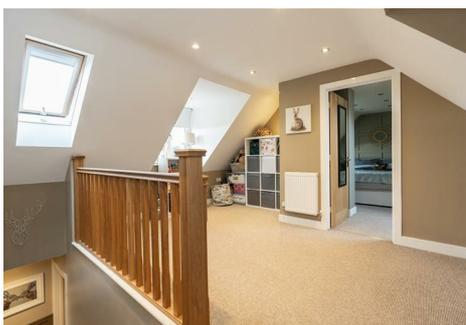
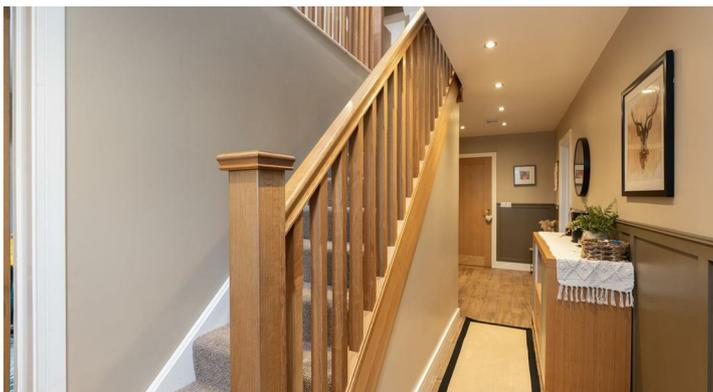
fencing, to the side is panel fencing. The rest is all laid to gravel for off-road parking for several cars or even a caravan or motorhome, which leads to a single garage. There is side gated access leading to the rear garden which benefits from not being overlooked from the rear and has trees and shrubs behind, it's enclosed by panel fencing, is predominantly laid to lawn, has a gravel seating area, outside power points, outside lights and a decking seating area to the rear of the property.

Single Garage

19'0 x 9'2

Remote controlled electric roller door, UPVC double glazed window to the rear, wall mounted gas boiler, underfloor heating controls, power points and fuse box.







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			
(81-91) B		85	91
(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	

