

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



46 Siltside, Gosberton Risegate PE11 4ET

£295,000 Freehold

- 3 Bedrooms (En-Suite to the Master)
- Lounge with Open Fire
- Kitchen Diner, Family Bathroom
- Multiple Off-Road Parking
- Viewing Recommended

Superbly presented 3 bedroom detached bungalow situated in a semi-rural location with field views to the rear. Multiple off-road parking, mature enclosed rear garden. Gas propane heating, full UPVC double glazing.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

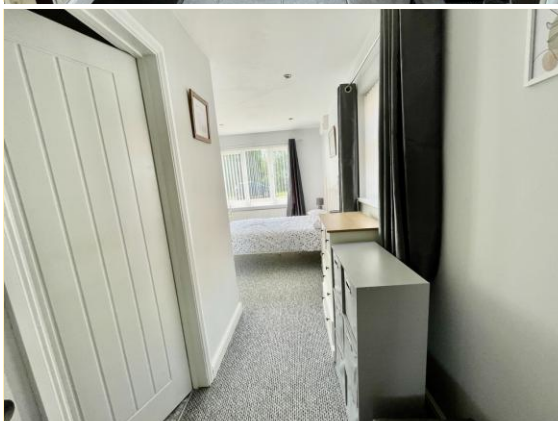
Obscure leaded UPVC double glazed door with matching obscure leaded double glazed panel to the side leading into:

ENTRANCE HALLWAY

4' 10" widening to 6'8" x 16' 5" (1.49m widening to 2.05m x 5.02m) Coved and textured ceiling, spotlight light fitment, access to loft space, radiator, telephone point, storage cupboard housing Vaillant boiler.

LOUNGE

11' 7" x 15' 7" (3.55m x 4.76m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, 3 wall lights, double radiator, TV point, feature marble fireplace with wrought iron insert and open grate.



From the Entrance Hallway a door leads into:

KITCHEN DINER

9' 5" x 11' 8" (2.88m x 3.56m) UPVC double glazed window to the rear elevation, coved and textured ceiling, spotlight fitment, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, space for electric cooker, stainless steel canopy extractor hood over, inset one and a half bowl sink with mixer tap, plumbing and space for washing machine and dishwasher, fridge and freezer space, opening into:

INNER HALLWAY

6' 2" x 10' 2" (1.90m x 3.10m) UPVC double glazed French doors to the rear elevation leading into Conservatory, door off leading into the Master Bedroom, further wooden glazed door leading into Entrance Porch. Coved and textured ceiling, centre light point, radiator, tiled flooring, part wood panelling to the walls, dado rail.

ENTRANCE PORCH

4' 1" x 7' 0" (1.25m x 2.14m) UPVC construction with UPVC double glazed door to the front elevation, UPVC double glazed windows to the side and to the rear elevation, wall light, tiled flooring, power points.

From the Inner Lobby the double French doors leading to:

CONSERVATORY

12' 9" x 20' 11" (3.91m x 6.39m) Dwarf brick wall and UPVC construction with vaulted heat resistant roof, UPVC double glazed windows to both sides and UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, 2 centre fan lights, tiled flooring, double radiator, power points.

From the Inner Lobby a door leads into:

MASTER BEDROOM

9' 6" x 18' 10" (2.92m x 5.76m) at the widest point. UPVC double glazed windows to the front and side elevations, skimmed ceiling, inset downlighters, radiator, TV point, electric consumer board.

EN-SUITE

5' 1" x 5' 11" (1.57m x 1.82m) Skimmed ceiling, inset downlighters, extractor fan, radiator, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with rain fall shower mixer tap and storage below, fully tiled shower cubicle with fitted thermostatic shower over with double shower head.

From the Entrance Hall a door leads into:

BEDROOM 2

11' 5" x 11' 7" (3.49m x 3.54m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.



BEDROOM 3

9' 8" x 10' 9" (2.97m x 3.28m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, 2 double wall lights, radiator.

FAMILY BATHROOM

5' 5" x 6' 7" (1.67m x 2.03m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light fitment, tiled flooring, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap and storage below, shaver point, bath with mixer tap with further shower attachment tap, fitted Triton Ivory power shower over the bath with curtain and rail.

EXTERIOR

There is a dwarf brick wall to the front boundary with extensive gravelled area to the front providing multiple off-road parking. Raised borders with a wide range of shrubs and trees. Outside lighting. Side access gate leading into side of the property with paved pathways and gravelled area and then further wrought iron gate leading into:

REAR GARDEN

Paved pathways, flagstone patio area with gravelled area, the garden is mainly laid to lawn with a wide range of shrub and tree borders, fenced borders to both sides and open fencing to the rear with field views beyond. Small vegetable garden area, raised patio, raised decking with lighting. Wooden garden shed. Pond with water feature. Cold water tap.





DIRECTIONS

From Spalding proceed in a northerly direction along the B1356 Pinchbeck Road and continue through Pinchbeck, Surfleet and on to Gosberton. Turn off at the Five Bells corner into High Street and turn immediately left into Belchmire Lane, over the railway crossing, turn right at the crossroads into Chesboule Lane and then immediately left into Siltside proceed over the bridge and the property is situated on the right hand side.

AMENITIES

There is a primary school and public house within Gosberton Rise gate. The well served village of Gosberton is approximately 2 miles distant and has a variety of shops, primary school, Church, public house, doctors surgery etc. The Georgian market town of Spalding is 8 miles to the south of the property and has a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

TENURE Freehold

SERVICES Mains water and electricity. LPG gas central heating system. Private drainage.

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12039

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		