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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Welby Drive, Gosberton PE11 4HU

£175,000 Freehold

- Detached Bungalow
- Gas Central Heating
- 2 Bedrooms
- Conservatory
- Low Maintenance Rear Garden

Well presented 2 bedroom detached bungalow situated in a popular location in the village of Gosberton. Gosberton has good amenities including doctors surgery, primary school, dentist, butchers and Co-Op. Accommodation comprising entrance hallway, lounge, kitchen, bathroom, 2 bedrooms and conservatory. Low maintenance rear garden, driveway and garage. No chain.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Access to the property is at the side of the property via an obscured UPVC double glazed door leading into:

ENTRANCE PORCH Laminate flooring, wall light, obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY 6' 11" x 11' 2" (2.12m x 3.42m)
Textured ceiling, inset downlighters, access to loft space, radiator, alarm controls, obscured glazed door into:

KITCHEN 8' 7" x 9' 8" (2.62m x 2.96m) UPVC double glazed window to the front elevation, coved and textured ceiling, inset downlighters, radiator, storage cupboard off housing hot water cylinder with slatted shelving, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, space for fridge freezer, plumbing and space for washing machine, integrated Diplomat ceramic hob,



integrated Beko fan assisted oven, extractor hood over, wall mounted Vaillant gas boiler, inset one and a quarter bowl sink with mixer tap, telephone point, central heating controls.

From the Entrance Hallway into:

FORMAL LOUNGE 11' 1" x 16' 9" (3.39m x 5.12m) UPVC double glazed window to the front elevation, coved and textured ceiling, inset downlighters, double radiator, TV point, feature brick fireplace with wooden mantle, side brick plinth, tiled hearth and space for open fire.

From the Entrance Hallway via an obscure glazed door leading into:

FAMILY BATHROOM 6' 9" x 5' 6" (2.08m x 1.69m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, inset downlighters, extractor fan, laminate flooring, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with mixer tap with further shower attachment tap and fitted Mira power shower.

From the Entrance Hallway via an obscure glazed door into:

BEDROOM 1 11' 1" x 12' 2" (3.39m x 3.71m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, radiator, TV point, fitted bedroom furniture comprising corner double wardrobe, further double wardrobe, 2 bedside chests and 3 x 3 drawer chests.

BEDROOM 2 (CURRENTLY USED AS DINING ROOM) 8' 8" x 8' 11" (2.65m x 2.72m) Coved and textured ceiling, inset downlighters, radiator, sliding louvre doors leading into:

CONSERVATORY 11' 2" x 19' 1" (3.41m x 5.84m) Dwarf brick wall and UPVC construction with heat resistant glass roof, UPVC windows to the side and rear elevations, double French doors to the rear elevation, power and lighting.

EXTERIOR The front of the property is paved offering multiple off-road parking.

SINGLE GARAGE 8' 2" x 17' 10" (2.51m x 5.45m) Up and over door (electric door but not working), UPVC double glazed door to the side elevation, power and lighting.

REAR GARDEN Designed for ease of maintenance with patio and gravelled areas, borders with shrubs and trees, fenced boundaries to both sides and to the rear elevation, lighting.

DIRECTIONS From Spalding proceed in a northerly direction along the Pinchbeck Road through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street, continue through the centre of the village past the crossroads and Welby Drive is a turning to the right where upon the property is situated on the right hand side.

AMENITIES The well served village centre is within easy walking distance and has a range of shops, hairdressers, modern doctors surgery, primary school, Church etc. The towns of Spalding (6 miles) and Boston (10 miles) offer a wide range of facilities. Peterborough is 24 miles distant and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

COUNCIL TAX BAND B

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: S12034

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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