



BRADLEY JAMES

ESTATE AGENTS



## 3 Bowgate, Gosberton, Spalding, Lincolnshire, PE11 4ND

Asking price £375,000

- Five double bedrooms
- New downstairs wet room created by the current vendors
- Open plan lounge and dining room with log burner
- Established private front garden
- Charging point for caravan or motorhome
- Re-fitted four piece bathroom suite
- Marketing video for the property
- Modern kitchen breakfast and utility room
- Off road parking, double garage and car port
- Walking distance to local amenities



Bradley James welcomes you to Bowgate which is located in the charming village of Gosberton. This modern chalet-style detached family home offers a perfect blend of comfort and contemporary living. Set on a generous south facing non-estate plot, the property boasts a well-established front garden, providing both privacy and a delightful outdoor space. The driveway leads to ample off-road parking, a double garage, and a convenient carport with charging point for a caravan or motorhome. The vendors have redone the flat roofs in 2024 and new soffits and facias were replaced in Jan 2026.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. A study provides an ideal space for work or quiet reflection. The newly created wet room, a recent addition by the current owner, adds a touch of modern convenience. The heart of the home is the bright and airy open-plan lounge and dining room, featuring curved windows that invite natural light and French doors that open to the garden, perfect for entertaining. A multi-fuel burner in the centre of the room creates a warm and inviting atmosphere.

The modern kitchen breakfast area is well-equipped and designed for family gatherings, while a utility room adds practicality to daily life. Upstairs, you will find five generously sized double bedrooms, ensuring ample space for family and guests. The master bedroom benefits from fitted wardrobes and a dual aspect, enhancing the sense of space and light. Completing the first floor is a stylishly refitted four-piece bathroom suite, offering a touch of luxury.

This property is conveniently located within walking distance to Gosberton's excellent amenities, including a doctors' surgery, dentist, hairdressers, a Co-op with a post office, butchers, a church, Victoria tea rooms, and a primary school. This home is not just a place to live; it is a lifestyle choice in a vibrant community.

 5

 2

 3

 D

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, radiator, power point with USB charging, skimmed ceiling, under stairs alcove and a door to the lounge.

### Lounge

23'6 x 15'8

UPVC double glazed windows to the front and side overlooking the garden, multi fuel burner, radiator, power points, wall lights, skimmed ceiling and a block archway through to the dining room.

### Dining Room

11'0 x 10'5

UPVC double glazed window to the side, UPVC double glazed arch top French doors going to the rear garden, radiator, power points, skimmed ceiling and a door through to the kitchen breakfast.

### Kitchen Breakfast

13'0 x 12'0

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven grill with a half sized electric oven and grill above, integrated microwave, integrated dishwasher, breakfast bar, radiator, power points some with USB charging, induction hob and extractor over.

### Utility Room

9'8 x 7'4

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base units with work surface over, sink and drainer with mixer taps over, space and point for fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, power points and skimmed ceiling with inset spotlights.

### Study

9'0 x 6'0

UPVC double glazed window to the side, radiator, power points and telephone point.

### Wet Room Shower Room

UPVC obscured double glazed window to the rear, built in mixer shower with a fixed rain style showerhead and a separate handheld showerhead, wash hand basin with mixer taps over, WC with push button flush, skimmed ceiling with inset spotlights and a wall mounted heated towel rail.

### Landing

Power points and loft hatch.

### Bedroom 1

17'7 x 10'4

Double aspect UPVC double glazed window to the side and the front, the front window enjoys field views, radiator, power points, featured panelled walls and triple built-in wardrobes. (Measurements are into the built-in wardrobes).

### Bedroom 2

15'5 x 10'3

Double aspect with the UPVC double glazed window to the side and rear, radiator, power points, storage into the eaves, airing cupboard, wall mounted gas boiler and restricted head height in one part of the bedroom.

### Bedroom 3

11'2 x 11'0

UPVC double glazed window to the front overlooking field views, radiator, power points with USB charging, skimmed ceiling and built-in wardrobe with shelving and hanging space. (Measurements are into the built-in wardrobe).

### Bedroom 4

13'0 x 7'5

Double aspect with UPVC double glazed window to the side and rear, radiator, power points and skimmed ceiling.

### Bedroom 5

11'0 x 8'3

UPVC double glazed window to the front, radiator, power points and storage cupboard.

### Outside

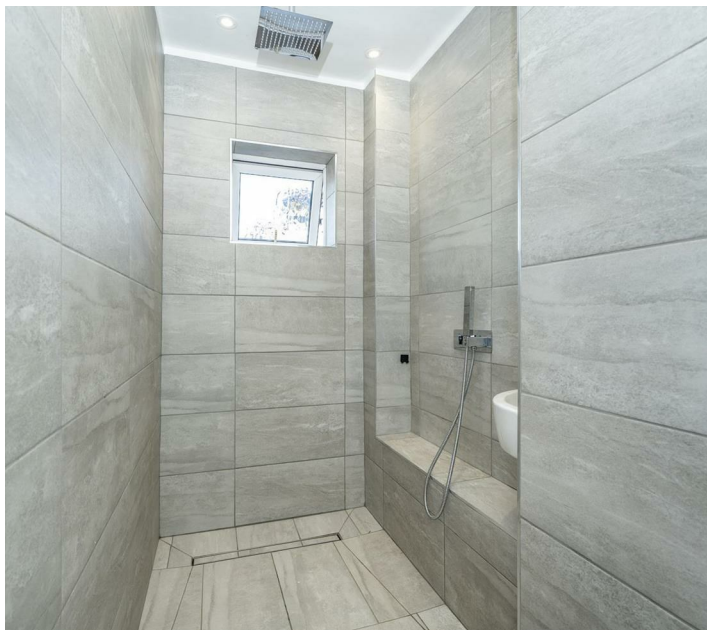
The main garden is at the front of the property and it is enclosed by newly erected panel fencing, the rest is laid to lawn with tree and shrub borders, there's a patio seating area to the front, outside lights, a side garden which is laid to lawn and has a pergola with brick pillars, there is outside power points to the side ideal for a hot tub. The rear garden is enclosed by panel fencing, it has a patio path, outside light, outside tap, log store shed and this leads to the carport which has an EV charger and a caravan charging point. The driveway is blocked paved and there's a double garage.

### Double Garage

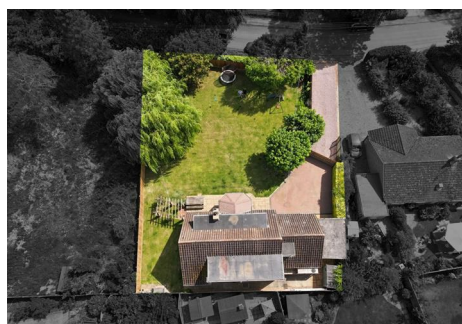
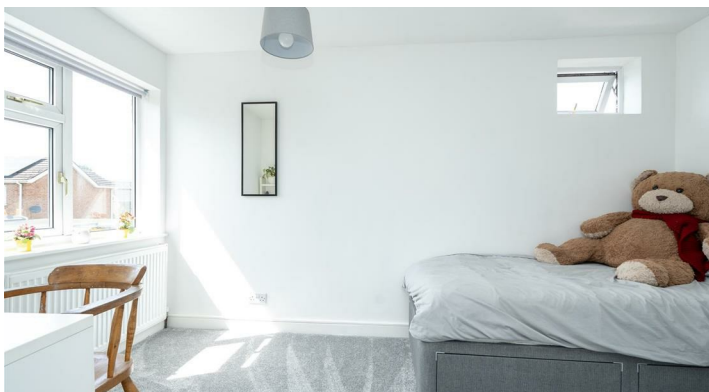
17'1 x 15'5

Remote controlled electric up and over door, window to the side, fuse box, power and lighting connected and a door leading back into the house.











Viewings

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

EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 70        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

