



BRADLEY JAMES

ESTATE AGENTS



3 Oaktree Close, Gosberton, Spalding, PE11 4LT

Offers over £210,000

- NO CHAIN
- BATHROOM
- GREAT PLOT
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO GOSBERTONS GREAT AMENITIES
- TWO BEDROOMS AND EN-SUITE
- OPEN PLAN LOUNGE DINER WITH FIELD VIEWS TO THE REAR
- OFF ROAD PARKING FOR FIVE AND A LARGER THAN AVERAGE GARAGE
- BUNGALOW CUL-DE-SAC
- DOCTORS AND DENTISTS IN THE VILLAGE

3 Oaktree Close, Spalding PE11 4LT

Nestled in the tranquil setting of Oaktree Close, Gosberton, this delightful detached bungalow offers a serene lifestyle with stunning views of the picturesque Lincolnshire countryside. This charming property is available with no onward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are welcomed by a spacious entrance hall featuring two convenient storage cupboards. The well-appointed kitchen boasts lovely views over the garden and fields, creating a perfect backdrop for your culinary adventures. The open-plan lounge diner is a highlight of the home, with its double aspect windows allowing natural light to flood the space while offering breath taking views of the rear garden and the fields beyond. A door leads directly to the private garden, seamlessly blending indoor and outdoor living.

The bungalow comprises two comfortable bedrooms, with bedroom one benefiting from an en-suite shower room for added convenience. The second bedroom is equally inviting and has its own separate bathroom, making it perfect for guests or family members.

Set on an enviable plot, the property features ample off-road parking that leads to a larger-than-average single garage. Side gated access provides a pathway to the private rear garden, where you can relax and enjoy the splendid views that surround you.

Located at the end of a peaceful cul-de-sac, this bungalow is within walking distance to local amenities, including a doctor's surgery, dentist, Co-op with post office, butchers, primary school, and the charming Victoria Tea House. This property is not just a home; it is a lifestyle choice, offering comfort, convenience, and a connection to the beautiful countryside. Don't miss the opportunity to make this lovely bungalow your own.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has a radiator, power points, loft hatch, airing cupboard with shelving and storage cupboard with shelving and coat hooks.

Metal up and over door and has power and lighting connected.

Kitchen

12'9 x 7'1

UPVC double glazed window to the rear enjoying open field views, base and eye level units with work surface over, sink and drainer with taps over, space and point for freestanding cooker, space and point for fridge freezer, space and plumbing for washing machine, wall mounted boiler, tiled splashback, radiator and power points.

Lounge Diner

21'0 x 13'0

Double aspect with UPVC double glazed window to the side, UPVC double glazed door to the rear, UPVC double glazed box bay window to the rear enjoying open field views, radiator, TV point, power points and telephone points.

Bedroom 1

13'0 x 10'0

UPVC double glazed window to the front, radiator, power points and TV point.

Bedroom 1 En-suite Shower Room

Two UPVC obscured double glazed windows to the front, WC, pedestal wash basin with tap over, separate shower cubicle which is fully tiled with a built-in mixer shower, wall mounted light with shaver point, extractor fan, radiator and fully tiled walls.

Bedroom 2

13'6 x 7'8

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

Bathroom

UPVC obscured double glazed window to the side, panel bath with taps over, WC, pedestal wash hand basin with taps over, fully tiled walls, wall mounted light with shaver point and radiator.

Outside

The property sits on a good size plot with a generous front garden which is laid to decorative chipping and has a variety of shrubs. There's block paved off-road parking to the front and side for six cars. There's space for a caravan or motorhome, this leads to a detached oversized single garage. There is also a metal iron wrought gate leading to the rear garden which is enclosed by panel fencing and has fields to the rear, the rest is laid to lawn with a patio seating area and a greenhouse.

Garage

16'6 x 11'6







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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)