BRADLEY JAMES

ESTATE AGENTS

18 Platinum Close, Gosberton, Spalding, Lincolnshire, PE11 4PP

Asking price £245,000

- No Chain
- Not overlooked from the rear
- Underfloor heating on the ground floor
- Three double bedrooms
- Four piece bathroom suite
- Solar panels
- Off road parking for two cars
- Integrated kitchen diner with French doors leading to rear garden
- Fitted wardrobes and en-suite to bedroom one
- Walking distance to Gosberton fantastic amenities

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Bradley James welcomes you to Platinum Close of Gosberton. This modern NO CHAIN semi-detached house, built in 2023, offers a perfect blend of contemporary living and convenience. With a thoughtfully designed layout, the property features one reception room and three spacious double bedrooms, making it an ideal home for families or those seeking extra space. Solar panels were installed by the current vendor adding to the appeal of this modern home.

Upon entering, you are welcomed by an inviting entrance hall that leads to a bright double aspect lounge, perfect for relaxation and entertaining. The heart of the home is the integrated open-plan kitchen diner, which boasts French doors that open onto a private rear garden, allowing for seamless indoor-outdoor living. The ground floor also includes a cloakroom and benefits from underfloor heating, ensuring comfort throughout.

The first floor comprises three generously sized double bedrooms, with bedroom one featuring built-in wardrobes and a modern en-suite shower room. A stylish four-piece bathroom serves the other two double bedrooms, providing ample facilities for family and guests alike.

Outside, the property offers off-road parking for two vehicles, along with the added benefit of solar panels installed on the roof, promoting energy efficiency.

The private rear garden isn't overlooked from the rear, providing a tranquil space.

Located within walking distance to Gosberton's excellent local amenities, including a doctors' surgery, dentist, primary schools, hairdressers, and shops one of which houses a post office, butcher, and the charming Victoria Tea Rooms this property is perfectly positioned for everyday convenience. Additionally, it boasts great road links to Lincoln, Grantham, Spalding, Peterborough, and Norfolk.

With no onward chain, this modern house is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.

There is a management charge on this estate

3 2 1 B

Council Tax Band: B

Entrance Hall
Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation and underfloor heating.

Lounge
17'7 x 15'4
Double aspect with a UPVC double glazed window to the front and the side both with bespoke shutters, underfloor heating, power points, TV points, data points and fuse box.

Kitchen Diner
19'4 x 12'5
UPVC double glazed window and French doors onto the rear garden, the rear garden isn't overlooked from the rear, base and eyelevel units with worksurface over, sink and drainer with mixer tap over, integrated Bosch electric oven and grill, integrated Bosch induction hob, Bosch extractor over, integrated dishwasher, space and point for fridge freezer, integrated fridge and freezer, space and plumbing for washing machine, power points, TV points, skimmed ceiling with inset spotlights, underfloor heating and storage cupboard.

Cloakroom
WC with push button flush, wash hand basin with mixer taps over, extractor fan and underfloor heating.

Landing
Loft hatch, skimmed ceiling with inset spotlights, power points and airing cupboard.

Bedroom 1
13'1 x 11'5
UPVC double glazed front window with bespoke shutters, radiator, power point, TV points and built in wardrobes.

Bedroom 1 En-suite
UPVC obscured double glazed window to the front, WC with push button flush, vanity wash hand basin with a mixer tap over and storage drawers beneath, shower cubicle with a built-in mixer shower, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2
11'3 x 11'0
UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling.

Bedroom 3
12'5 x 7'7
UPVC double glazed window to the rear, radiator, power points and TV point.

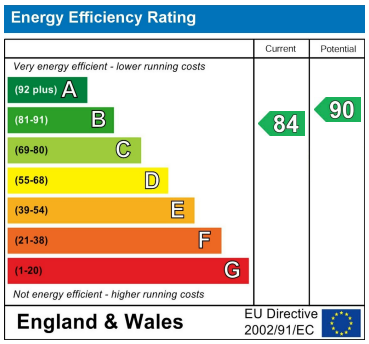
Outside
Tarmac off road parking for two cars and has a laid to lawn area with a patio path leading to the front door. There's side gated access leading to the rear garden which is enclosed by panel fencing, predominantly laid to lawn and has a patio seating area.

Viewings

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

EPC Rating:

B



Total area: approx. 108.4 sq. metres (1166.7 sq. feet)