



## 124c Siltside, Gosberton Risegate, PE11 4ET

**£230,000**

- Two Bedroom Detached House
- Off Road Parking
- Modern design property
- Built circa 2024
- Viewing is Highly Advised
- No forward chain
- Low maintenance rear garden
- Semi rural village

Explore the charm of village life with this captivating property that is was built in circa 2024 in the idyllic setting of Gosberton Risegate. Crafted by a renowned local developer, this one of two distinct homes truly capture the essence of modern living. Boasting spacious rooms and a seamless flow, this property redefine luxury and comfort in the local market. Don't wait any longer – secure your chance to experience the epitome of rural elegance by booking your viewing today.

**Entrance Hallway 6'7" x 16'11" (2.03m x 5.16m)**



Part glazed composite door to side aspect with glazed side panel. Stairs to first floor landing with open storage space underneath. Spot lighting. Wood effect flooring. Underfloor heating.

**Cloakroom 3'11" x 8'0" (1.20 x 2.44)**



Upvc window to front aspect. Tiled flooring. Toilet. Wash hand basin with tiled splashback. Fuse board. Extractor fan. Underfloor heating.

**Living Room 9'3" x 16'11" (2.83 x 5.16)**



Upvc box window to front and window to side aspect. Carpeted. Television point. Underfloor heating.

**Kitchen Diner 13'1" x 21'4" (3.99 x 6.52)**



Two Upvc French doors opening to rear garden. Upvc window to side aspect. Part wood flooring and part carpeted. Spot lighting and pendent light. Television point. Underfloor heating. Storage cupboard. Matching base and wall units with work surface over. Part tiled splashback wall. Stainless steel sink with mixer tap over and drainer. Integrated electric oven and hob with stainless steel extractor over. Plumbing and space for fitted dishwasher.

**First Floor Landing 6'7" x 12'1" (2.01m x 3.69m)**



Velux window to side elevation. Carpeted. Radiator.

**Bedroom One 13'1" x 16'4" (4.00 x 5.00)**



Upvc window to rear elevation. Carpeted. Radiator. Storage cupboard fitted with storage. Television point.

**Bathroom 6'9" x 6'2" (2.08 x 1.88)**



Velux window to side elevation. Toilet. Wash hand basin with tiled splashback. Heated towel rail. Panelled bath with shower over. Part tiled splashback walls. Wood effect vinyl flooring. Extractor fan.

**Bedroom Two 9'3" x 17'1" (2.83 x 5.21)**



Upvc window to front elevation. Carpeted. Radiator.

**Front Driveway**



Gravelled driveway to front providing off parking for 3 vehicles. Gated access to rear garden.

**Rear Garden**

Enclosed rear garden that has been completely patioed to create an ideal seating and entertaining area. Air source heat pump. Gravel path leading to brick built workshop. The shed has a side door and has been fully kitted out to make a great workshop.

**Property Postcode**

For location purposes the postcode of this property is: PE11 4ET

**Gosberton Risegate**

Gosberton Risegate is a charming Lincolnshire village offering a peaceful, rural lifestyle while still being well-connected to nearby towns. Surrounded by beautiful open countryside, it provides the perfect balance of scenic living and community spirit.

The village is part of the Gosberton parish, which has a rich history and strong ties to Methodism, as seen in landmarks like the former Risegate

Methodist Chapel. Despite its tranquil setting, Gosberton Risegate has a small primary school, conveniently located between Risegate and Gosberton Clough, making it an ideal spot for families.

Just a short drive away, Gosberton offers a wider range of amenities, including another primary school, a Co-Op, a traditional butcher's shop, tea rooms, and a doctor's surgery. The nearby villages of Pinchbeck and Surfleet, as well as the market town of Spalding, provide even more options for shopping, dining, and leisure.

With well-regarded schools, excellent road links to Boston, Spalding, and Peterborough, and a welcoming community, Gosberton Risegate is a wonderful place to call home.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

The vendor has advised the property has very low running costs for heating due to the air source heat pump.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Private Sewage Treatment Plant

Heating: Air Source Heat Pump

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and

Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B88

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Ark Property Centre**

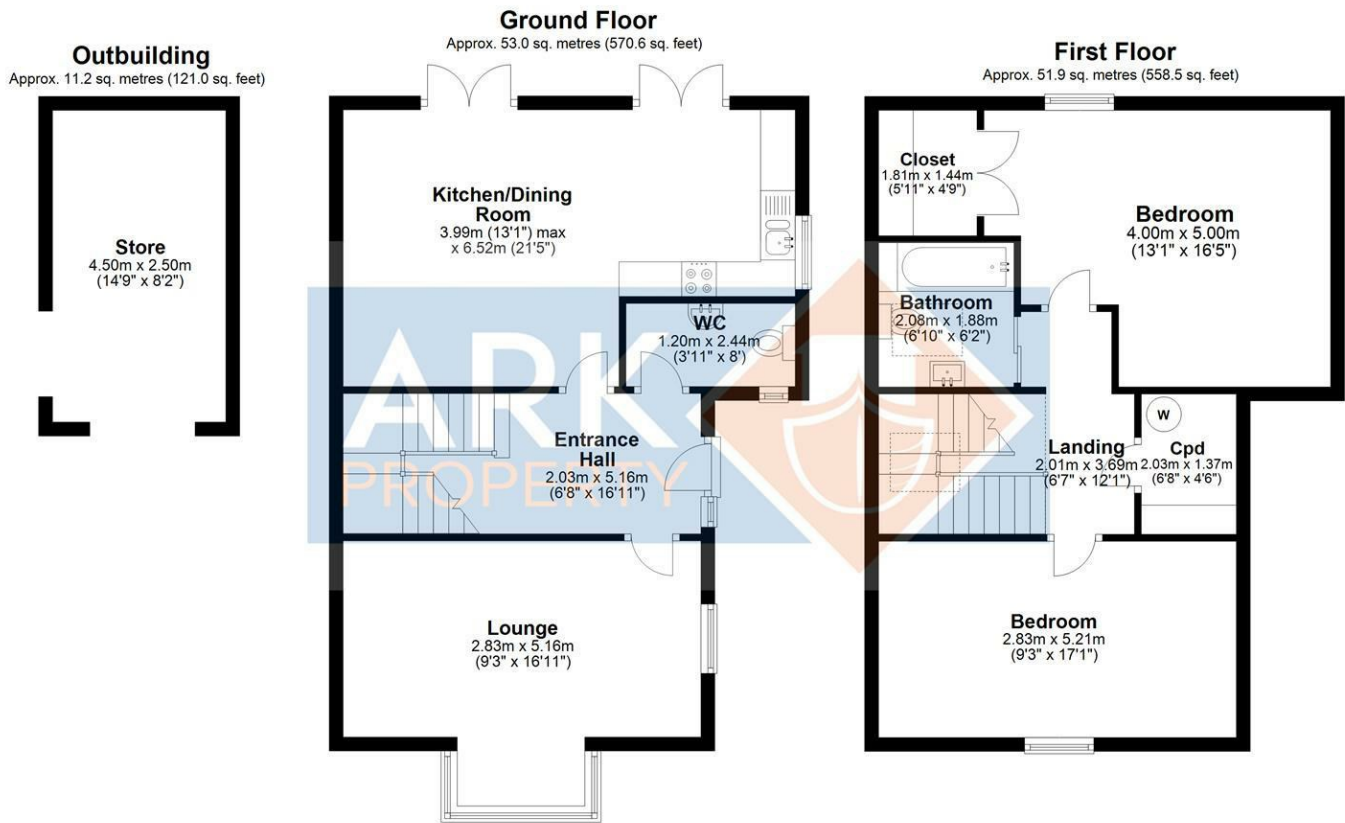
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

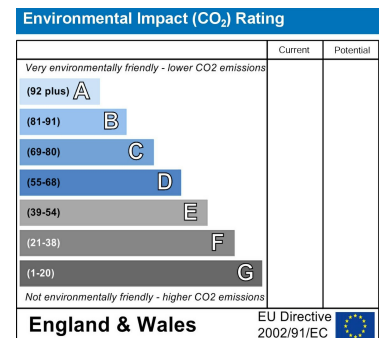
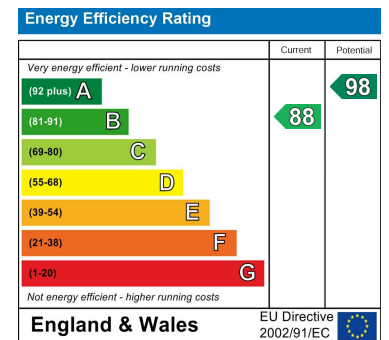


Total area: approx. 116.1 sq. metres (1250.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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