



14 Mill Lane, Gosberton, PE11 4NN

£165,000

Nestled in the highly sought-after village of Gosberton, this two-bedroom home offers a unique opportunity for those with a vision. While in need of modernisation and finishing, this property boasts great potential to become a

cozy and stylish residence. The spacious layout includes a welcoming living area, a sizable kitchen, two comfortable bedrooms, ground floor shower room and first floor bathroom. The home benefits from off road parking and a low maintenance courtyard garden. Conveniently located close to local amenities, schools, and transport links, this property is perfect for buyers looking to create their dream home in a charming village setting. Don't miss the chance to add your personal touch to this promising project in Gosberton.

Entrance Hall 19'9" x 2'9" (6.02m x 0.84m)

Solid wood entrance door, window to side, radiator, doors to lounge, shower room and kitchen diner.

Lounge 12'2" x 12'7" (3.72m x 3.85m)



Sliding sash window to front, skinned ceiling with ornate ceiling rose, cast iron open fireplace with wooden surround.

Shower Room 8'8" x 3'5" (2.66m x 1.06m)



Window to side, skinned ceiling with recessed ceiling spotlights, tiled flooring, wall mounted heated towel rail. Fitted with a three piece suite comprising oversize shower enclosure with glass sliding door and mains shower over, close coupled toilet and pedestal wash hand basin.



Kitchen Diner 11'5" x 22'2" max (3.48m x 6.76m max)



Window and door to rear, skinned ceiling with recessed ceiling spotlights, tiled flooring, fitted base and eye level units with solid wood work surfaces, 1 1/2 bowl sink and drainer with chrome mixer tap over, gas point and space for Range style cooker, space and plumbing for washing machine. Under stairs storage area.



Landing 2'2" x 2'10" (0.68m x 0.87m)

Doors to bedrooms one, two and bathroom.

Bedroom One 16'0" x 12'10" (4.88m x 3.92m)



Sliding sash window to front, radiator, over stairs storage cupboard.



Bedroom Two 7'8" x 11'8" (2.35m x 3.56m)



Sliding sash window to rear, radiator.

Bathroom 8'8" x 7'7" (2.65m x 2.32m)



Sliding sash window to rear, skinned ceiling, wall and floor tiling. Fitted with a four piece suite comprising double end bath with mixer tap and telephone style shower attachment, pedestal wash hand basin with chrome taps over and close coupled toilet with push button flush.



Outside



There is shared vehicular access to the side of the

property providing off road parking. A rear gate leads into the paved courtyard that's enclosed by timber fencing.



Additional Information

PLEASE NOTE: THIS PROPERTY IS GRADE 2 LISTED

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

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

Property Postcode

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

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.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: £1057.87

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: None stated

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Heating features: None Stated

Broadband: As stated by Ofcom, Standard and superfast

Mobile coverage: As stated by Ofcom, EE Limited, Three None, O2 Limited, Vodafone Limited

Parking: Off Street Parking

Building safety issues: None Stated

Restrictions: None Stated

Public right of way: None Stated

Flood risk: low risk of surface water flooding - medium risk of flooding from rivers and the sea

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: None Stated. Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: None Stated

Coalfield or mining area: None Stated

Energy Performance rating:

Floor Plan



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Area Map



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