



56 High Street, Gosberton, PE11 4NJ

£225,000

- Detached three-bedroom home in the centre of Gosberton village
- Close to local amenities including shop, butchers, GP, school and recreation area
- Spacious ground floor with lounge, kitchen diner, utility, pantry and WC
- Three bedrooms and a family bathroom upstairs
- Generous driveway, single garage, and large rear garden
- Offered with no onward chain – ideal for a smooth purchase

Charming 3-Bedroom Detached Home in the Heart of Gosberton Village – No Onward Chain.

Located in the centre of the sought-after village of Gosberton, this three-bedroom detached house offers the perfect blend of village charm and everyday convenience. Just a short stroll from local amenities including a convenience store, traditional butchers, GP surgery, primary school, and recreation area, everything you need is right on your doorstep.

Inside, the property features a bright and spacious lounge, a kitchen diner ideal for family meals, plus a utility room, pantry, and a handy downstairs WC. Upstairs, you'll find three bedrooms and a family bathroom.

Outside, the home boasts a generous driveway providing ample off-road parking, a single garage, and a large rear garden – perfect for entertaining or relaxing in the sunshine.

Offered to the market with no onward chain, this is a fantastic opportunity for families, first-time buyers, or anyone looking to enjoy village living in a detached home with space to grow.

Entrance Porch 2'11" x 6'10" (0.91m x 2.10m)

PVC double glazed window and doors. Tiled floor. Glazed door opening to hallway.

Hallway 11'11" x 5'11" (3.65m x 1.81m)



Stairs to first floor landing. Vinyl flooring. Radiator. Understairs cupboard.

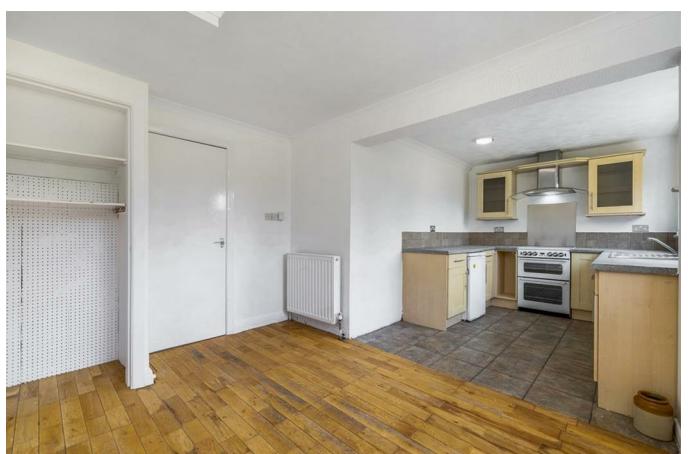
Lounge 15'6" x 12'4" (4.74m x 3.77m)



PVC double glazed window to front. Radiator. Inset cast iron stove.



Kitchen Diner 8'1" x 9'5" (2.47m x 2.89m)



PVC double glazed windows to rear. Wood and tiled flooring. Radiator. Door to pantry with fitted shelving. Fitted base and eye level units. Door to

utility room.

Dining area: 3.50m x 2.57m

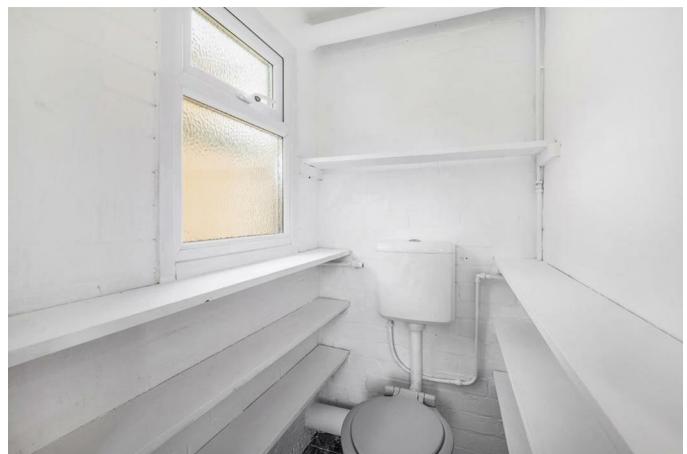


Utility Room 5'9" x 7'4" (1.76m x 2.26m)



PVC double glazed window and door to rear. Tiled floor. Wall mounted gas central heating boiler. Door to cloakroom.

Cloakroom



PVC double glazed window to side. Fitted shelving. Toilet.

First Floor Landing 7'10" x 7'4" (2.41m x 2.25m)



PVC double glazed window to side. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 12'2" x 10'11" (3.71m x 3.35m)



PVC double glazed windows to front. Radiator. Built in wardrobes with shelf and hanging rail.

Bedroom 2 11'7" x 10'11" (3.54m x 3.35m)



PVC double glazed window to rear. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving. Fitted wardrobe with hanging rail and shelf.

Bedroom 3 8'9" x 7'3" (2.67m x 2.23m)



PVC double glazed window to front. Radiator.

Bathroom 6'8" x 7'3" (2.04m x 2.23m)



PVC double glazed window to rear. Radiator. Tiled flooring. Fitted panelled bath with chrome mixer tap and electric shower. Close couple toilet. Pedestal wash hand basin.

Outside



To the front of the property there is a gravel driveway providing off road parking and access to the single garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and hedging. Laid to lawn. Concrete patio seating area. Timber storage shed. Concrete coal bunker.



Garage 16'11" x 8'1" (5.18m x 2.48m)

Up and over vehicular door. Power and light connected. Electrical vehicle charging point.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold
 Council tax band: C
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 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 and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: D64

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.

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.

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.

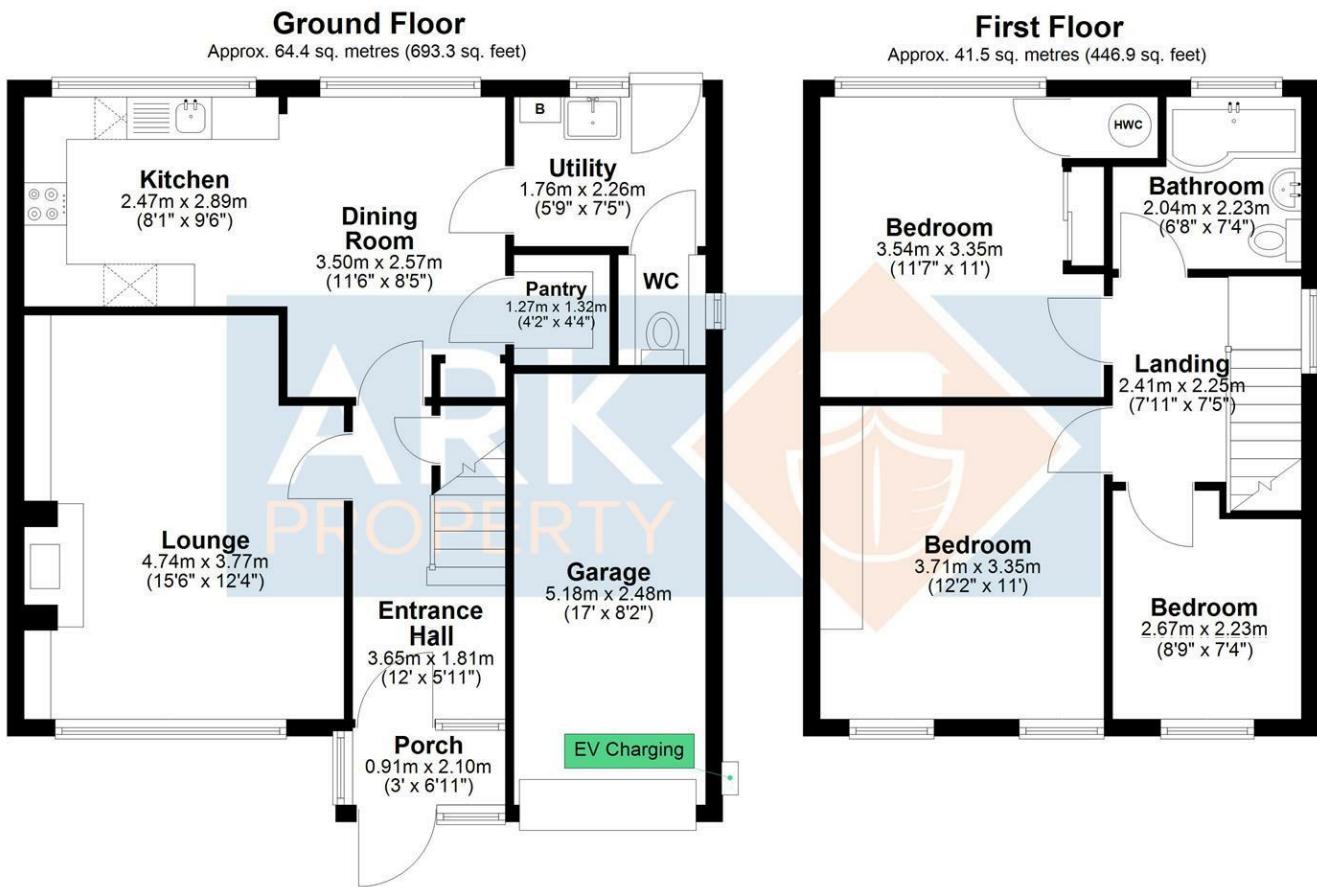
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

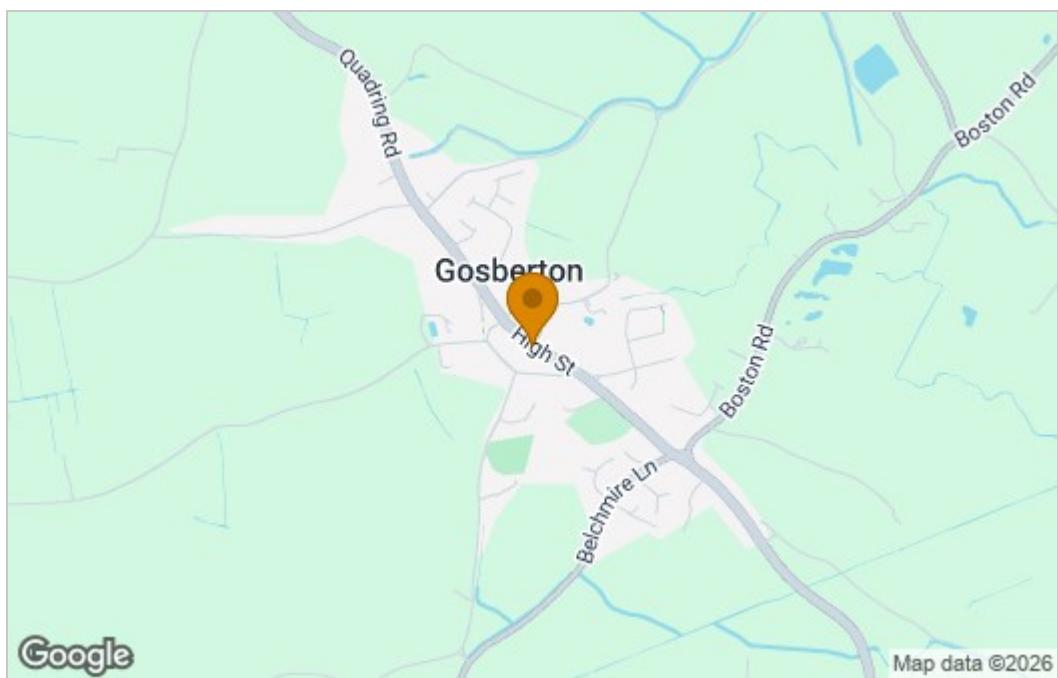
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



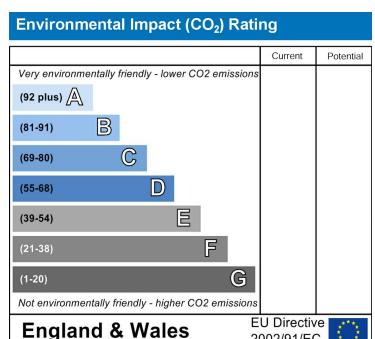
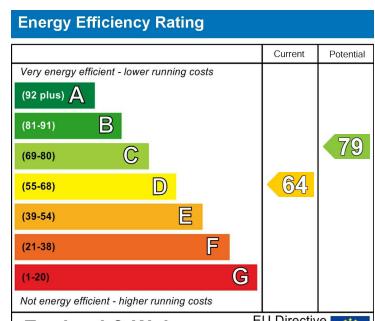
Floor Plan



Area Map



Energy Efficiency Graph



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