



72 Risegate Road, Gosberton Risegate, PE11 4EY

£375,000

NO ONWARD CHAIN! Situated in the village of Gosberton Risegate, this generously sized four-bedroom detached family home boasts ample off-road parking, a detached double garage and an enclosed rear garden, offering field views beyond. The ground floor unveils an inviting entrance hallway, cloakroom, a spacious living room, dedicated study that can be also used as a snug or playroom and modern kitchen diner. The first floor hosts a fantastic size family bathroom and four well-appointed bedrooms, with the main bedroom benefiting from an en-suite shower room. The enclosed rear garden, predominantly laid to lawn, presents an ideal space for a growing family, featuring a paved area ideal for seating, and entertaining.

Entrance Hall 5.28 x 2.49



Part glazed Upvc composite door to front aspect. Smoke alarm. Radiator. Oak staircase rising to the first floor with storage space underneath. Oak wooden flooring.

Cloakroom 1.88 x 0.89



Corner basin. Toilet. Radiator. Extractor fan. Tiled flooring.

Lounge 20'4" x 12'4" (6.20 x 3.78)



Upvc window to front aspect. Upvc French doors to rear garden with glazed side panels. Brick built fireplace with inset wood burner and slate tiles. Television point. BT point. Two radiators. Carpeted. Wall lights.

Dining Room / Office 10'11" x 10'9" (3.33 x 3.28)



Upvc window to front aspect. Radiator. Television point. Carpeted.

Kitchen Breakfast 17'7" x 12'4" (5.38 x 3.78)



Upvc window to rear aspect. Upvc french doors to rear garden. Fitted base and wall units with under cupboard lighting and roll top work surface. Part tiled splashback walls. Integrated electric oven with electric four ring hob and stainless steel extractor fan over. Radiator. Tiled flooring. Television point. Inset spot lighting. Integrated dishwasher. Ceramic sink with mixer tap over and drainer. Space for freestanding American Style Fridge Freezer.

Utility Room 8'9" x 8'9" (2.69 x 2.69)



Part glazed door to side aspect. Base and wall unit with roll top work surface over. Stainless steel sink with drainer and mixer tap over. Space for washing machine and tumble dryer. Radiator. Extractor fan. Smoke alarm. Consumer unit. Oil fired boiler.

Galleried Landing



Upvc window to front elevation. Airing cupboard housing hot water cylinder. Radiator. Smoke alarm. Carpeted.

Bedroom One 14'9" x 12'4" (4.50 x 3.78)



Upvc window to rear elevation. Radiator. Television point. BT point. Carpeted.

En-Suite 6'0" x 5'10" (1.83 x 1.78)



Towel rail. Corner shower cubicle. Toilet. Wash hand basin. Tiled walls and flooring. Shaver point.

Bedroom Two 12'4" x 10'0" (3.78 x 3.05)



Upvc window to front elevation. Radiator. Television point. Carpeted.

Bedroom Three 12'4" x 10'0" (3.78 x 3.05)



Upvc window to rear elevation. Radiator. Television point. Carpeted.

Bedroom Four 10'9" x 10'9" (3.28 x 3.28)



Upvc window to front elevation. Radiator. Television point. Carpeted.

Bathroom 8'9" x 8'11" (2.69 x 2.74)



Upvc window to side elevation. Towel rail. Ceiling lights. Extractor fan. Shower cubicle. Panelled bath

with taps over. Hand wash basin. Toilet. Tiled flooring. Mid height tiled walls.

Double Garage 18'11" x 18'4" (5.79 x 5.59)



Electric sectional garage door, loft access and door to side.

Outside



The front of the property is approached via a tarmac driveway providing ample off road parking with small lawn and gravel areas. Access to the double garage and side gated entrance to the rear garden. The rear of the property is fully enclosed, mainly laid to lawn with paved seating and entertaining area and oil tank.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: A

COUNCIL TAX BAND: D

PLEASE NOTE:

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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

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Floor Plan

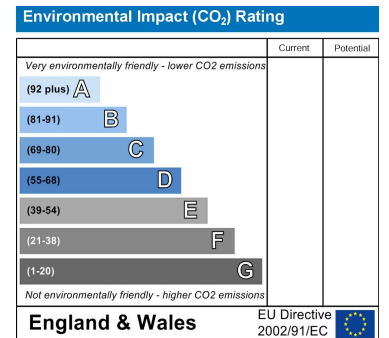
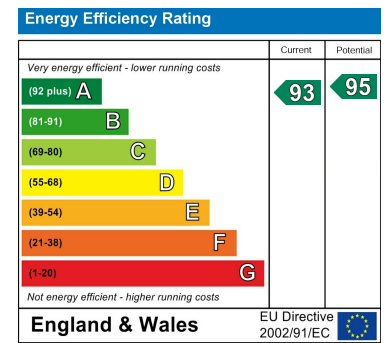


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Area Map



Energy Efficiency Graph



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