



57 Bowgate, Gosberton, PE11 4LL

£315,000

- Spacious flowing floorplan
- Fields to front and rear
- Ample parking leading to single garage
- Stunning open plan kitchen area
- Beautifully landscaped rear garden
- Village location
- Within a short walk to local village amenities

Prepare to be impressed by the stunning rear extension that transforms this home into something truly special. The heart of the property is the open-plan kitchen, diner and lounge—a bright, spacious living area featuring a striking central island and bi-fold or patio doors opening onto a beautifully maintained rear garden.

Inside, you'll find three generous double bedrooms, including a main bedroom with en-suite, and a welcoming feel the moment you step through the door.

Outside, the property is set behind private gates with a good-sized driveway, offering ample parking and potential for even more if desired.

This home is move-in ready and full of potential.

Don't miss out—book your viewing today and see this beautiful home for yourself

Entrance Hall 17'2" x 4'9" (5.25m x 1.45m)



Composite double glazed front door with glazed side panels. Radiator. Access to loft space. Wood effect flooring with mat well.

Open Plan Kitchen/Dining Area/Lounge Area 22'11" x 22'4" (7.01m x 6.82m)



Double glazed windows to side and rear. Double-glazed French doors with side panels to rear. Orangery roof with retractable electric blinds. Fitted kitchen comprising of wall and base units with worksurfaces over. Space for American style fridge freezer. Breakfast island with fitted cupboards and drawers & pop up electric point. Electric double oven and grill with integrated microwave. Russell Hobbs 5 ring hob with extractor hood over. Tiled splash back. Integrated Beko dishwasher. Composite sink drainer with water softener below. Integrated washing machine. Walk in larder with shelving and wine rack. Wood effect laminate flooring. Four radiators.



Bedroom 1 13'1" x 12'6" (4.00m x 3.82m)



Double glazed window to front. Carpeted. Radiator.

En-suite 5'10" x 11'5" (1.78m x 3.50m)

Double glazed window to front. Large walk-in shower with rainwater head and hand held attachment. Wash hand basin set within a vanity unit. Tiled splash back. Shaver point. Toilet. Heated towel rail. Extractor fan. Radiator. Tiled effect vinyl flooring.

Bedroom 2 11'9" x 11'11" (3.59m x 3.64m)

Double glazed window to front. Carpeted. Radiator.

Bedroom 3 10'9" x 10'8" (3.30m x 3.26m)

Double glazed window to rear. Carpeted. Radiator.

Bathroom 5'4" x 6'8" (1.64m x 2.04m)

Double glazed window to rear. Three-piece suite comprising of bath with rainfall head shower and separate attachment over. Wash hand basin and toilet set in vanity unit. Partly tiled walls. Heated towel rail. Extractor fan. Tile effect vinyl flooring.

Outside



Front: Block paved area leading to five bar gates giving access to the gravel driveway, providing off road parking for several vehicles. Enclosed by hedgerow. Lawn area. Water butt. Side gated access to the rear garden.

Rear: Enclosed by fencing and hedging. Lawn area. Raised borders. Patio seating area. Garden shed. Outdoor power sockets. Outside water tap. Raised decking area with a summer house with, power & lighting. Further patio area with shed. Vegetable patch. Gated access to the field to the rear.

Utility Room / Store room 7'10" x 7'10" (2.39 x 2.39)

Double glazed door to rear. Fully tiled walls. Fitted wall and base units. Stainless steel sink drainer with mixer tap over. Space and plumbing for washing machine. Toilet. Wash hand basin. Gas boiler. Radiator. Internal door to garage.

Single Garage

Electric roller door. Power and light connected.

Property Postcode

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

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, 12 panels owned by the property.

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 Likely over Voice and Limited over Data. Vodafone is Limited over Voice and 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: C72

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

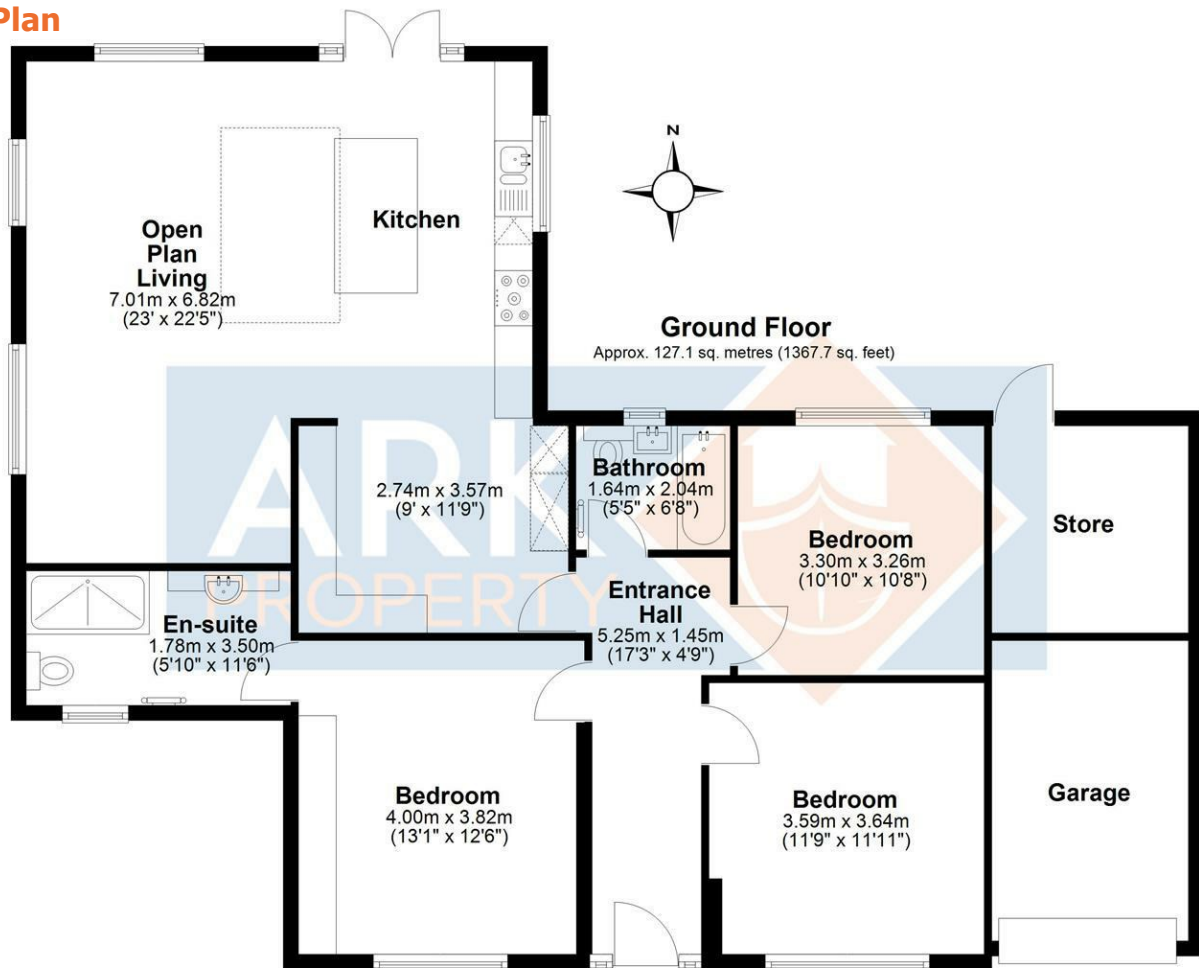
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 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

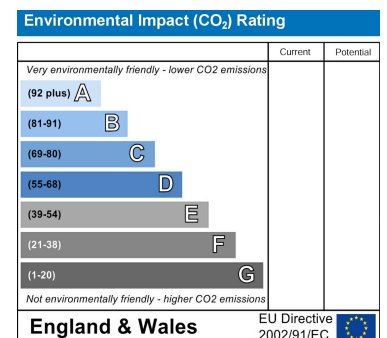
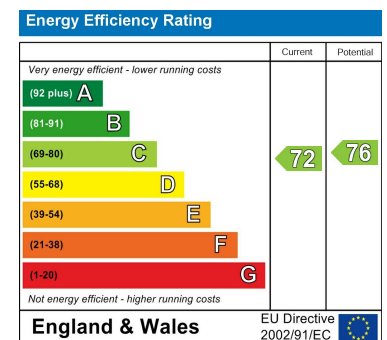


Total area: approx. 127.1 sq. metres (1367.7 sq. feet)

Area Map



Energy Efficiency Graph



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