

11 Field Close, Gosberton, PE11 4NY

£300,000

SOLD WITH NO ONWARD CHAIN! Ark Property Centre are delighted to offer for sale this recently renovated detached bungalow in the desirable Village of Gosberton. Internally comprising Entrance porch and hall, living room and conservatory, kitchen breakfast room, utility room and bathroom. Outside there is a generous driveway leading to oversize garage and a well maintained rear garden enjoying field views. With a number of Village amenities in close proximity including shops, doctors surgery and Primary Schools this property is a must view. Contact Ark for more information.

Location

Situated 7.1 miles north of the historic market town of Spalding and only 10.6 miles south-west of the market town of Boston. Regular bus routes to Spalding and Boston. The cathedral city of Peterborough is 26 miles away, with a frequent 50-minute fast railway line to King's Cross, giving easy access to London.

Gosberton village has to offer a selection of village pubs, two convenience stores including a post office, barbers/hairdressers, dentist and doctors, a takeaway restaurant, butchers, primary schooling with your closest secondary schooling being either Spalding or Donington. There are regular bus services to Spalding and Boston.

Entrance Porch 5'9" x 11'2" (1.76m x 3.42m)



PVCu double glazed construction with polycarbonate roof, vinyl flooring, PVCu double glazed door with glazed sidelights opening to hall.

Entrance Hall 16'11" x 4'7" (5.16m x 1.41m)



Coving to textured ceiling, radiator, loft access with pull down loft ladder, light and boarding.

Lounge 14'8" x 14'6" (4.48m x 4.44m)



Coving to textured ceiling, PVCu double glazed window to side and sliding patio doors opening to conservatory, two radiators, Concealed wiring and wall mounted TV point.

Conservatory 9'1" x 11'7" (2.77m x 3.54m)



PVCu double glazed construction with polycarbonate roof and brick dwarf wall, radiator, tiled floor, sliding patio doors opening to garden.

Kitchen Breakfast Room 11'7" x 13'8"
(3.55m x 4.18m)



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights. Fitted with a matching range of base, eye level and display units. Worktop space with matching upstands and tiled splashback. 1 1/2 bowl stainless steel sink with drainer and chrome mixer tap over, four ring electric hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated eye level oven and grill, tiled flooring, vertical anthracite designer radiator.

Utility Room 5'11" x 4'8" (1.81m x 1.43m)



Skimmed ceiling, full height tiling to all walls, tiled floor, worktop space with space under for washing machine and tumble dryer.

Bedroom One 9'11" x 11'7" (3.03m x 3.54m)



Coving to textured ceiling, PVCu double glazed window to rear, radiator, wall mounted TV point.

Bedroom Two 10'0" x 9'7" (3.06m x 2.94m)



PVCu double glazed window to side, coving to skimmed ceiling, anthracite column radiator.

Bedroom Three 8'4" x 9'7" (2.56m x 2.93m)



PVCu double glazed window to side, anthracite column radiator, coving to skimmed ceiling.

Bathroom 5'5" x 11'1" (1.67m x 3.38m)

Fitted with a four piece suite comprising double end panel bath with chrome mixer tap over, glass shower cubicle with thermostatic bar shower, rainfall head and hand held attachment, ceramic wash hand basin in floating vanity unit with chrome mixer tap over and close coupled toilet with push button flush. PVCu double glazed window to front, wall mounted mirrored vanity unit, skimmed ceiling with recessed ceiling spotlights and extractor fan.

Outside

The bungalow is accessed off Field close and benefits from generous block paved and gravel drive providing off road parking for multiple vehicles and leading to the oversize single garage. There is a bin store behind timber fencing and gated access to both sides.

The South-East facing rear garden is mainly laid to lawn with a mature Magnolia tree and enclosed by timber fencing. There is a generous block paved hardstanding area, ideal for seating and entertaining and further concrete base that could be utilised for a workshop or hot tub area. There is also an outside tap, timber summer house and field/cemetery views.

Garage 16'7" x 10'9" (5.07m x 3.28m)

Oversize single garage with power, light, fitted work benches and electric up and over garage door.

Amenities

Hospitals Nearby: 5.6 miles from Johnson Community Hospital in Spalding, 13.2 miles from Pilgrim Hospital in Boston, 26.6 miles from Peterborough City Hospital

Doctors Surgery Nearby: Gosberton Medical Centre in Gosberton, 5.6 miles from Johnson GP in Spalding, 7.3 miles from Munroe Medical Centre in Spalding, 8.3 miles from Beechfield in Spalding

Dentists Surgery Nearby: Fen House Dental Surgery in Gosberton, 5 miles from Pinchbeck Dental Surgery in Pinchbeck, 6.5 miles from Elegant Smiles in Spalding, 6.9 miles from Spalding Dental Surgery in Spalding, 7.1 miles from Fen House Dental Surgery in Spalding

Shopping Centres Nearby: 6.9 miles from Springfields Outlet Shopping & Garden Centre in Spalding, 8 miles from Baytree Garden Centre, 25.6 miles from Queensgate Shopping Centre in Peterborough, 29.2 miles from Serpentine Green in Peterborough, 54.3 miles from Rushden Lakes Shopping Centre

Supermarkets/Convenience Stores Nearby: Local Co-operative Food Store in Gosberton, Gosberton Village Stores in Gosberton, 6.3 miles from Morrisons in Pinchbeck, 6.7 miles from Sainsburys in Spalding, 6.7 miles from Aldi in Spalding, 7.1 miles from Lidl in Spalding, 7.5 miles from B&M Home and Garden in Spalding, 11.7 miles from Tesco in Holbeach, 11.9 miles from Asda in Boston

Train/Bus Stations Nearby: 6.6 miles from Spalding Train Station, 6.6 miles from Spalding Bus Station, 11.7 miles from Boston Train Station, 11.7 miles away from Boston Bus Station, 26.7 miles from Peterborough Train Station, 26.7 miles from Peterborough Bus Station

Leisure Clubs Nearby: 6.7 miles from Kirton Middlecott Sport and Fitness Centre, 7.3 miles from Castle Sports Centre and Swimming Pool in Spalding, 12.9 miles from Princess Royal Sports Arena in Boston, 27.6 miles from David Lloyd Club in Peterborough

Theatres Nearby: 7.6 miles from South Holland Centre in Spalding, 11.8 miles from Savoy Cinema in Boston, 25.8 miles from kinema In The Woods in

Woodhall Spa, 26.4 miles from Showcase Cinema in Peterborough, 28 miles from The Light Cinema in Wisbech

Beaches Nearby: 33.5 miles from Skegness Beach, 47.9 miles from Hunstanton Beach, 59.3 miles to Wells Next To The Sea Beach

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

HEATING: Gas

PLEASE NOTE:

All photos are property of Ark Property Centre and cannot 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.

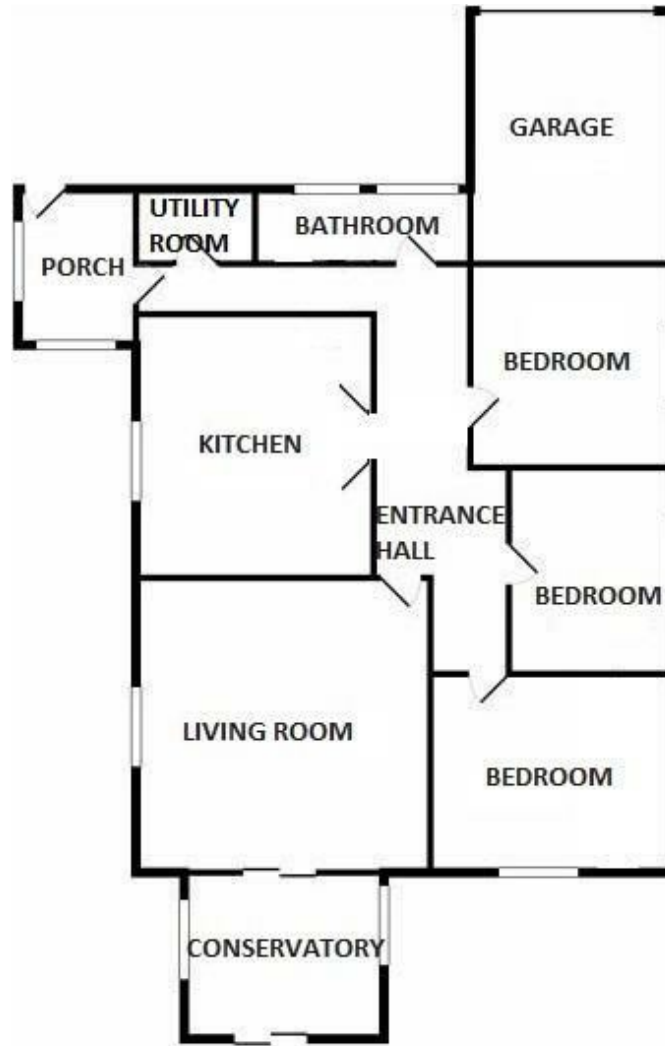
Property Postcode

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

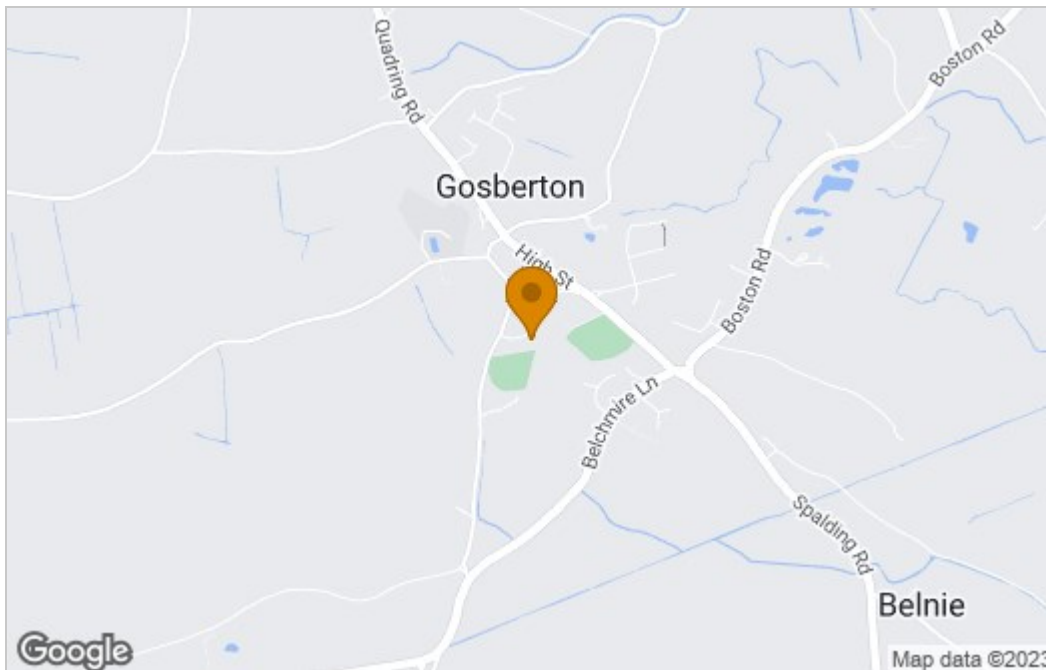
Viewing Arrangements

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.

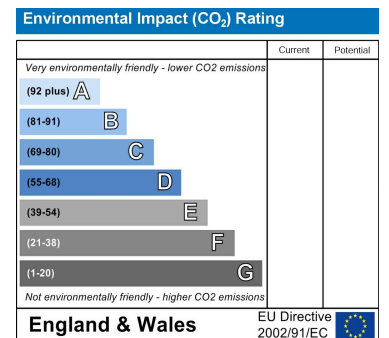
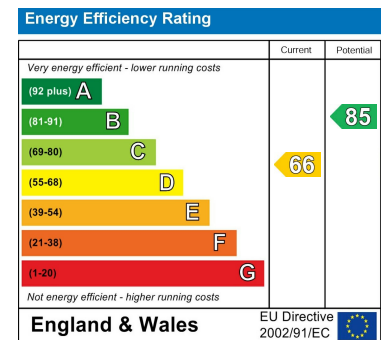
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

