



22 Siltside, Gosberton Risegate, PE11 4ET

Guide Price £290,000

Ark Property Centre are delighted to offer for sale this charming and individual detached bungalow in the semi rural Gosberton Risegate. The fifth of an acre plot (subject to survey) is home to a two bedroom bungalow and further outbuildings including potential office and annexe accommodation. The outside space has been landscaped to include seating and entertaining areas and there is a yard to the rear with separate access giving secure parking for multiple vehicles. A viewing is essential to appreciate the accommodation and space on offer. Contact Ark for more information.

Entrance Porch



Of PVCu double glazed construction with entrance door. Door opening to hallway.

Entrance Hall 12'11" x 4'4" (3.96m x 1.33m)

PVCu double glazed entrance door, coving to textured ceiling, radiator.

Lounge 14'11" x 9'11" (4.55m x 3.03m)



PVCu double glazed window to front, coving to textured ceiling, radiator. Built in cupboard with electric meter and consumer unit. Electric fire in ornate fireplace.

Bedroom One 9'8" x 10'0" (2.97m x 3.07m)



PVCu double glazed window to front, coving to textured ceiling, radiator. Full height built in wardrobes.

Bedroom Two 11'8" x 10'1" (3.56m x 3.09m)



PVCu double glazed window to rear, coving to textured ceiling with ornate ceiling rose, radiator.

Kitchen 6'11" x 9'3" (2.13m x 2.82m)



Coving to skimmed ceiling with ornate ceiling rose, radiator, tiled flooring. Built in electric Aga and base units with granite surface and tiled splashback.

Bathroom 11'5" x 9'9" (3.50m x 2.99m)



PVCu double glazed window to side, coving to skimmed ceiling with ornate ceiling rose, tiled flooring with underfloor heating. Fitted with a three piece suite comprising freestanding clawfoot roll top bath with chrome mixer tap and hand held shower attachment over, pedestal wash hand basin with chrome taps over and close coupled toilet.

Garden Room 22'1" x 8'3" (6.75m x 2.52m)



With pitched skinned ceiling and PVCu double glazed windows and doors to rear, radiator, tiled flooring. Inset wood burning stove.

Utility Room 9'1" x 8'5" (2.77m x 2.58m)



Pitched skinned ceiling with recessed ceiling spotlights, tiled flooring. Fitted with a range of base and eye level units. Worktop space with stainless steel sink and chrome mixer tap. Four ring electric hob, integrated eye level Smeg oven and grill. PVCu double glazed door to side.

Guest accommodation



A flexible open plan space that would be ideal for a variety of uses.

Living Room 14'6" x 13'9" (4.43m x 4.20m)



PVCu double glazed bay window and door to front. Skimmed ceiling with recessed ceiling spotlights, radiator. Opening to:

Bedroom 13'8" x 8'7" (4.17m x 2.64m)



Skimmed ceiling, radiator. Door to shower room and door to walk in wardrobe,

Ensuite 5'10" x 7'10" (1.78m x 2.41m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights, electric heated towel rail, tiled flooring. Fitted with a three piece suite comprising D shape tiled shower cubicle with sliding glass doors and thermostatic bar shower, close coupled toilet with push button flush and ceramic wash hand basin set in vanity unit with storage under.

Walk In Wardrobe 5'11" x 6'1" (1.81m x 1.87m)



Loft access, fitted hanging rails and shelving.

Log Store 7'5" x 3'11" (2.28m x 1.20m)

Timber log lap construction with corrugated metal roof.

Cabin



Situated at the rear of the plot this building has been fitted with kitchen facilities, living area with wood burning stove and bathroom with airing cupboard.

Entrance Hall 6'0" x 3'1" (1.83m x 0.94m)



Opening to kitchen.

Kitchen 13'6" x 11'8" (4.12m x 3.58m)



PVCu double glazed window to rear, skinned ceiling. Fitted with a matching range of base, eye level and display units with worktop space and matching upstand. Tiled splashback. PVCu double glazed windows to front and side and PVCu double glazed door to side. Radiator, ceramic sink with chrome mixer tap over. Integrated eye level oven and grill, four ring electric hob.

Living area 8'0" x 13'3" (2.44m x 4.04m)



PVCu double glazed window to front, skinned ceiling, electric heater, tiled flooring. Inset wood burning stove with ornate surround. Door to bathroom.

Bathroom 14'6" x 4'0" (4.44m x 1.24m)



PVCu double glazed window to side, skinned ceiling. Fitted with a three piece suite comprising P shape panel bath with tiled walls, chrome taps and shower over, glass shower screen. Close couple toilet with push button flush and moulded glass wash hand basin with chrome mixer tap over. Built in Airing cupboard with louvred doors.

Outside



The property can be accessed off Siltside in Gosberton Risegate. Electric double gates open up to the front with large gravel driveway providing off road parking for several vehicles. The front garden is well landscaped with lawn area and beds of plants and shrubs. All enclosed by mature hedging and timber fence. There is secure side gated access leading through to the rear garden that enjoys paved seating areas and pathways. There is a gravel yard, artificial grass area and both timber and plastic storage sheds.

There are vehicular and pedestrian gates leading through to the rear yard which is mainly gravelled with hedge and fence borders. There are double gates to the rear of the plot allowing vehicular access from a shared lane providing further parking or caravan storage.





Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: F

COUNCIL TAX BAND: A

HEATING: Electric

PLEASE NOTE:

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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.

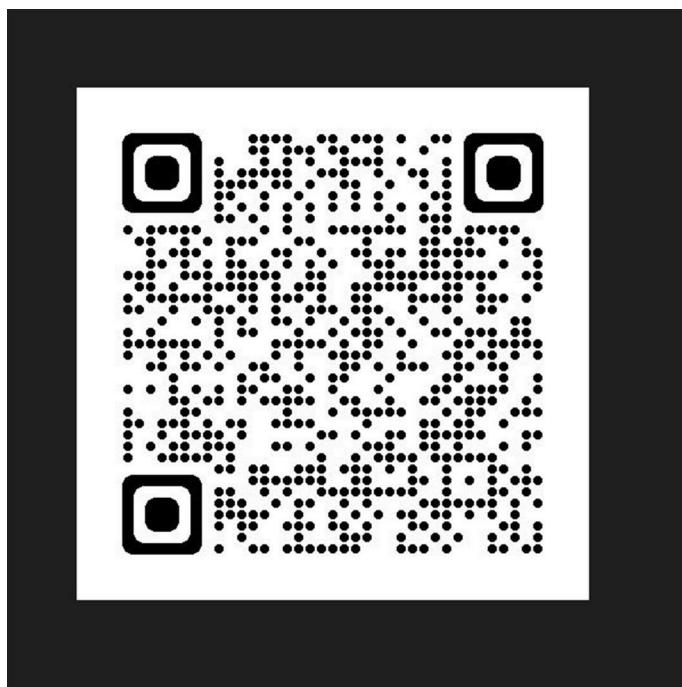
Property Postcode

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

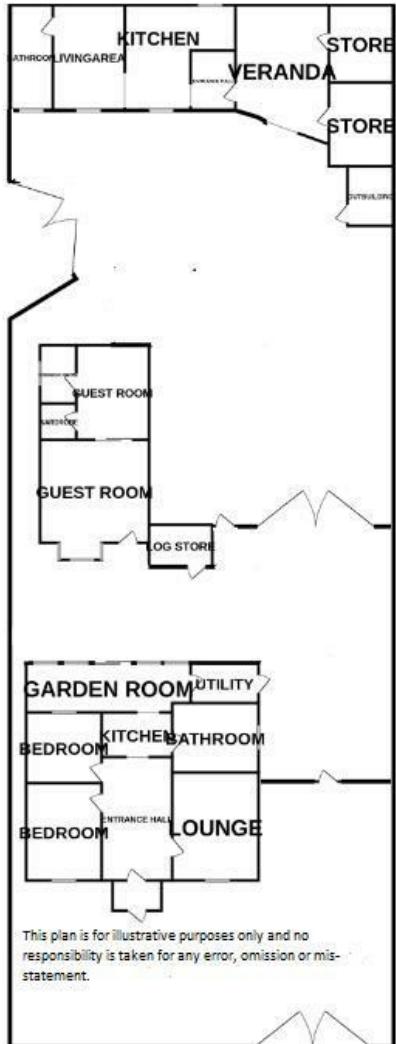
Viewing Arrangements

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.

Video Tour (Scan Here)



Floor Plan



Area Map



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Energy Efficiency Graph

