



## **Baffensway Cheal Road, Gosberton, PE11 4JF**

**Offers Over £550,000**

Ark Property Centre are delighted to offer for sale with NO ONWARD CHAIN this extended three double bedroom equestrian opportunity on the outskirts of Gosberton. The bungalow offers generous accommodation and sits on just over two acres (subject to survey). There are a range of outbuildings including oversize garage and stable block with power, light and water connected and three paddocks ideal for grazing. Viewing is strictly by appointment with through Ark Property Centre.

**Entrance Hall 15'4" x 4'6" (4.69m x 1.38m)**

Composite glazed entrance door with glazed sidelight, coving to textured ceiling, radiator, vinyl flooring, loft access with light.

**Lounge 17'7" x 12'3" (5.37m x 3.75m)**



PVCu double glazed window to front, PVCu double glazed French doors to side, coving to textured ceiling, radiator, inset wood burning stove with oak mantel and granite hearth.

**Kitchen Diner 24'11" x 15'3" (7.60m x 4.67m)**



PVCu double glazed window to rear, coving to skinned ceiling with recessed ceiling spotlights. Fitted with a matching range of base and eye level units with breakfast peninsula. Solid wood work surfaces with tiled splashback. Space for Range style cooker, Belling extractor hood over. Space and plumbing for dishwasher and American fridge freezer. Tiled floor.

**Utility Room 5'9" x 8'4" (1.77m x 2.56m)**



PVCu double glazed window to rear, coving to

textured ceiling, roll edge work surface with space and plumbing for twin washing machines. Door to cloakroom.

**Cloakroom 5'2" x 2'11" (1.58m x 0.89m)**

PVCu double glazed window to rear. Coving to textured ceiling, fitted close coupled toilet with push button flush, wash hand basin with tiled splashback.

**Bedroom 3 15'9" x 9'1" (4.82m x 2.78m)**

PVCu double glazed window to front, radiator, coving to textured ceiling, tiled floor, eye level TV point.

**Garden Room 13'0" x 18'1" (3.98m x 5.52m)**



Skimmed vaulted ceiling with recessed ceiling spotlights, two radiators, tiled floor, PVCu double glazed windows to front and side, sliding patio doors to rear, eye level TV point.

**Bedroom 2 12'0" x 10'8" (3.67m x 3.27m)**



PVCu double glazed window to side, radiator, coving to textured ceiling.

**Rear Hall 5'11" x 23'8" (1.82m x 7.23m )**



Vinyl flooring, two radiators, built in triple full height storage cupboards with built in hanging rails and shelving.

**Bathroom 10'8" x 10'8" (3.26m x 3.26m)**



PVCu double glazed window to side, coving to ceiling with decorative ceiling rose and recessed spotlight. Fitted with a four piece suite comprising oversize shower cubicle with mains rainfall head, handheld attachment and wall mounted thermostatic controls. Double ended bath with chrome mixer taps over and handheld shower attachment, pedestal wash hand basin with tiled splashback and chrome mixer taps over, vanity mirror with built in lights, close coupled toilet with push button flush. Under floor heating.

**Bedroom 1 13'3" x 10'9" (4.05m x 3.30m)**



PVCu double glazed window to rear, French doors to side, coving to skinned ceiling, radiator, opening to dressing area.

**Dressing area 6'1" x 10'9" (1.86m x 3.28m)**



Coving to skinned ceiling with recessed ceiling spotlights, radiator, built in mirrored door wardrobes, door to cloakroom.

**Cloakroom 1'10" x 5'6" (0.57m x 1.69m)**

Fitted close coupled toilet with push button flush and wash hand basin in vanity unit with chrome mixer tap over. Skinned ceiling with recessed spotlights.

**Outside**



The property is accessed off Cheal Road through five bar gates and is welcomed by large gravel driveway providing off road parking for multiple vehicles and leading to oversize garage. There is a front garden laid to lawn with a range of trees and shrubs.

Garage: 5.48m x 4.97m

Concrete sectional garage with corrugated roof.  
Metal up and over door and single pedestrian door.

To the rear of the bungalow is a garden laid to lawn with patio seating area and timber deck. There is a large concrete hardstanding area (former kennels) offering potential for further development.

External power sockets

Beyond the garden are three paddocks with electric fencing and a stable block comprising four stables with power and light and a tack room with power, light and water.

Stable block: with external security lights, water and paddock floodlight.

Tack Room: 3.30m x 1.62m

With electric fuse board, power and light connected. Water available with washing machine connection.

Stable 1: 3.38m x 2.82m

With power, light and window.

Stable 2: 5.19m x 3.28m

With power, light and window.

Stable 3: 3.38m x 3.41m

With power, light and sliding hatch overlooking paddock.

Stable 4: 3.33m x 3.38m

With power, light and sliding hatch overlooking paddock

To the end of the paddock is a small orchard with mature fruit trees.

### **Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: C

Recent external oil combination boiler and radiator installation. Further details available upon request.

Please note the property is serviced by septic tank drainage.

### **PLEASE NOTE:**

All photos are property of Ark Property Centre and can not 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 4JF.

### **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.

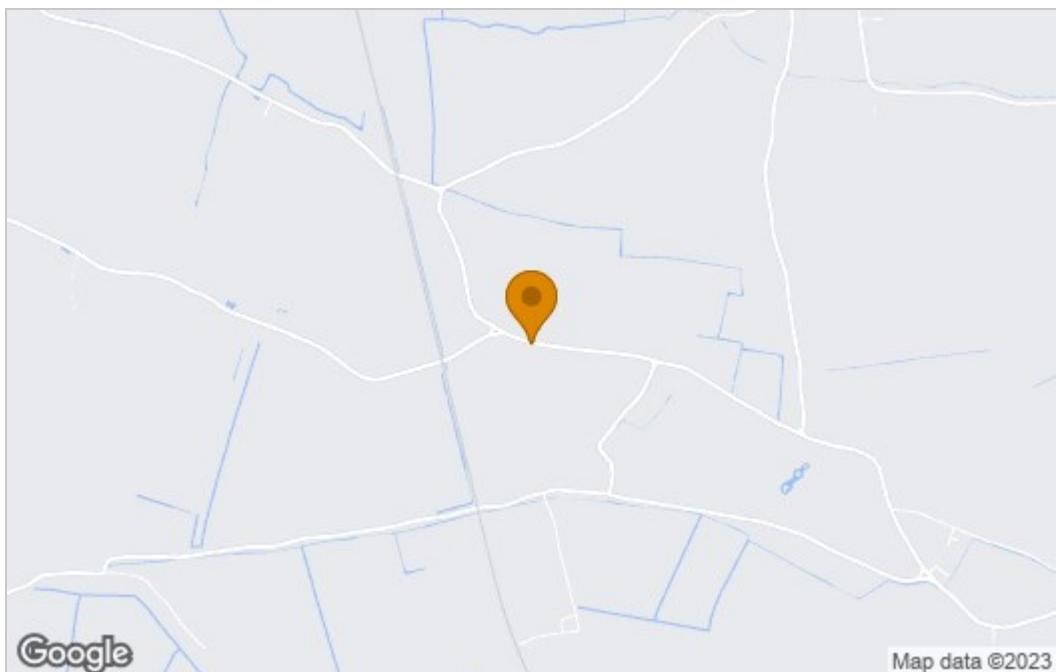
## Floor Plan

### Cheal Road, Gosberton, Spalding, PE11

Approximate Area = 1551 sq ft / 144 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Outbuilding = 604 sq ft / 56.1 sq m  
 Total = 2430 sq ft / 225.7 sq m  
 For identification only - Not to scale



## Area Map



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## Energy Efficiency Graph

