EST 1770

Longstaff.com

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com

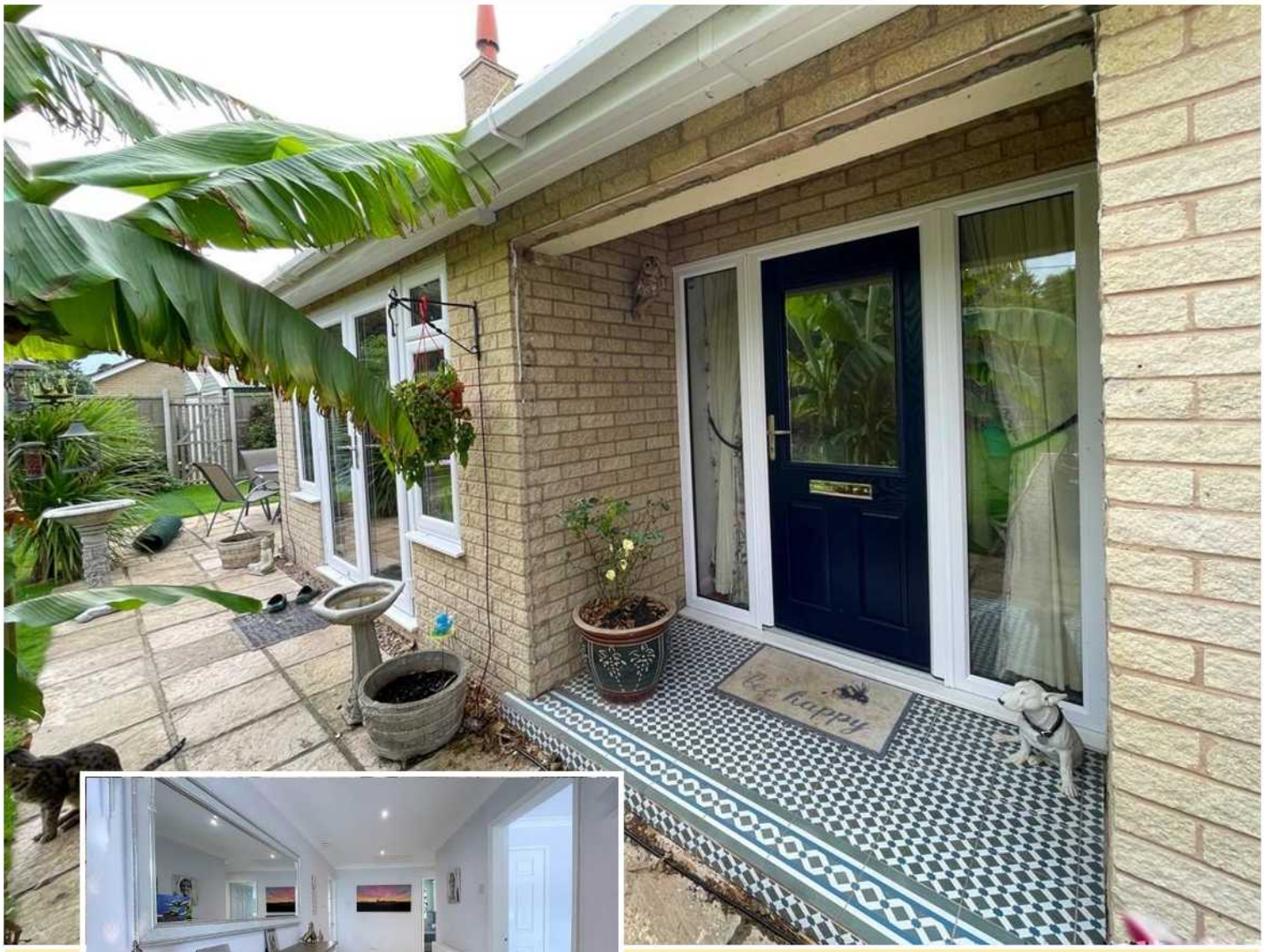


Homefields, Wargate Way, Gosberton, PE11 4HE

£240,000 Freehold

Superb, detached bungalow with delightful established gardens. Fully refurbished throughout. 2 double bedrooms, shower room, lounge, dining room, utility room, conservatory, garage, workshop and summerhouse in a Semi-Rural Location.

SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.







ACCOMMODATION

Part obscure glazed UPVC front entrance door into:

LARGE RECEPTION HALL

18' 2" x 6' 3" (5.54m x 1.91m)

Recessed ceiling lights, access to loft space, radiator, door to:

BEDROOM 1

12' 5" x 14' 3" (3.79m x 4.36m)

UPVC window to the front elevation, 2 recessed fitted wardrobes, radiator.

BEDROOM 2

11' 11" x 8' 8" (3.64m x 2.66m)

Recessed wardrobe, UPVC window to the rear elevation, ceiling light, personnel door to the garage.











BATHROOM
8' 1" x 6' 4" (2.47m x 1.94m)
Attractive modern four-piece suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, independent shower cabinet, recessed ceiling lights, partial wall tiling, vertical radiator/towel rail, vanity storage units, obscure glazed UPVC window to the rear.

FITTED BREAKFAST KITCHEN
15' 5" x 10' 9" (4.72m x 3.28m)
Attractive range of modern contemporary units comprising base cupboards beneath the worktops with inset single drainer porcelain sink unit with mono block hot water tap, integrated dishwasher, built-in electric double oven, AEG induction hob with concealed multi speed cooker hood above, central island, breakfast bar, radiator, recessed ceiling lights. Multi pane glazed double doors opening into:

LOUNGE
18' 5" x 12' 2" (5.63m x 3.73m)
UPVC French doors to the front elevation with side opening windows, contemporary log burner recessed within chimney breast, coved cornice, 2 ceiling lights, 2 radiators.

From the Kitchen half glazed door to:

INNER LOBBY
Door to:

UTILITY ROOM/WC
9' 4" x 4' 7" (2.85m x 1.42m)
Roll edged worktop with fitted base cupboard beneath, plumbing and space for washing machine, further appliance space, eye level wall cupboards, recessed ceiling lights, three quarter height provision cupboard, low level WC with mixer tap and push button flush.

DINING ROOM
8' 8" x 11' 7" (2.66m x 3.54m)
UPVC double glazed construction with windows to the front and side elevations, external half glazed UPVC entrance door, radiator, recessed ceiling lights.

From the Inner Lobby a door leads to a further Lobby with access to:

CONSERVATORY
12' 2" x 9' 10" (3.71m x 3.00m) maximum
Octagonal shape with a pitched poly carbonate roof, dwarf brick walls, UPVC windows with opening upper lights and pair of UPVC glazed French doors to the exterior.

GENERAL INFORMATION
The property has modern waterproof woodgrain effect flooring throughout along with modern UPVC double glazing, UPVC fascias and gutters etc.

EXTERIOR
Occupying an attractive enclosed established plot the property has discreet fencing to the front with five bar wooden farm style gate opening on to an extensive driveway and parking area with multiple parking to the side of which is a modern oil storage tank and accessing:









ATTACHED GARAGE
20' 3" x 10' 2" (6.18m x 3.11m)
Electronically operated up and over door, ceiling lights, power points, obscure glazed UPVC side window, modern fuse box, oil fired central heating boiler, UPVC door to:

WORKSHOP
10' 4" x 10' 2" (3.15m x 3.11m)
Power and lighting, glazed UPVC external entrance door to the rear.

Lawned garden with inset shrubs and trees, log store, 2 sheds and a fenced chicken/duck run. There is also an attractive paved patio adjacent to the door from the Dining Room and a further five bar farm style gate with adjacent hand gate leading to the:

REAR GARDEN
Comprising lawn with fencing to the side boundary, post and rail fencing to the rear, modern paved patio and seating area, semi covered store with external power socket.

SUMMERHOUSE
12' 9" x 14' 10" (3.91m x 4.53m) internal dimensions.
This timber structure comprises a potential bedroom, small sitting room and shower room and is used as occasional guest accommodation as required. Power and heating (all from the main property).

AGENTS NOTE
The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or dependent of such a person residing with him, or a widow or widower of such a person.P

SERVICES
Mains water and electricity. Private drainage system. Oil central heating.

DIRECTIONS
From Spalding proceed in a northerly direction along the A16 for approximately 3 miles continuing to Boston. At Surfleet roundabout turn left and then right at the next roundabout. When approaching Gosberton turn left into the village and then continue straight through forking left at Salem Street and then immediately left again into Wargate Way. Continue along Wargate Way and Homefields is situate don the right-hand side after Wargate Way Farm.

AMENITIES
There are good amenities in the village of Gosberton including primary school, Church, public houses and shops. The market town of Spalding is approximately 6 miles from the property and offers a further signficiant range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The property is well situated for access to the East Coast of Lincolnshire.





























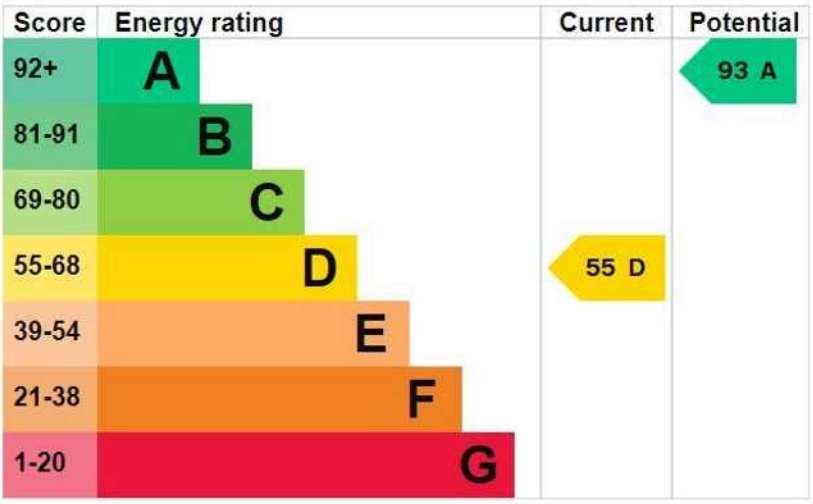




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11574
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS
R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

OnTheMarket.com
The Property Ombudsman
rightmove.co.uk
RICS