



£315,000

Garners Cottage, Quadring Bank, Gosberton Westhorpe, Spalding, Lincolnshire PE11 4LQ

SHARMAN BURGESS

**Garners Cottage, Quadring Bank, Gosberton
Westhorpe, Spalding, Lincolnshire PE11 4LQ
£315,000 Freehold**

A spacious three bedroomed detached cottage situated in a rural location on a good sized plot with NO NEAR NEIGHBOURS. Accommodation comprises an entrance hall, ground floor WC, kitchen diner, large sun room, lounge, office, utility room, three bedrooms and a four piece family bathroom. Further benefits include an enclosed rear garden, off road parking for numerous vehicles and oil fired central heating.

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, tiled flooring, staircase rising to first floor landing, under stairs storage cupboard, dado rail, coved cornice.

GROUND FLOOR CLOAKROOM

Having low level WC, corner pedestal wash hand basin, fully tiled walls, extractor fan, ceiling recessed spotlights, tiled flooring, radiator.

KITCHEN DINER

Split into two sections comprising: -



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DINING AREA

9' 11" x 12' 0" (3.02m x 3.66m)

Having wood laminate flooring, double glazed window to front aspect, radiator, coved cornice, fireplace recess with tiled hearth, opening to: -

KITCHEN AREA

12' 9" x 11' 11" (3.89m x 3.63m)

Being fitted with a range of base level units, drawer units and wall units, wooden worksurfaces, Belling double range style cooker fitted to tiled recess with exposed brickwork, integrated dishwasher, inset one and half bowl ceramic sink and drainer with mixer tap, integrated fridge, integrated microwave, slimline wine fridge, original sash window through to sun room, door to sun room, door to pantry, ceiling recessed spotlights, ornamental beams, further door to living room.

PANTRY

With window to side aspect, shelving and tiled flooring.

SUN ROOM

9' 5" x 23' 7" (2.87m x 7.19m)

Of brick and uPVC construction with pitched half tiled and half polycarbonate roof. Having double glazed windows to side and rear aspects, wall light points, tiled flooring, bi-fold doors through to the lounge. Door to: -



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OFFICE

8' 11" x 7' 10" (2.72m x 2.39m)

Having double glazed windows to side and rear aspect, tiled flooring, radiator, fitted wall units, work surface, ceiling recessed spotlights, door to: -

UTILITY ROOM

Having tiled flooring, space and plumbing for automatic washing machine, space and vent for tumble dryer, oil fired boiler and mains pressured unvented hot water cylinder.

LOUNGE

18' 9" x 12' 3" (5.71m x 3.73m)

Having solid wooden flooring, double glazed windows to front and side aspects, coved cornice, two radiators, TV aerial point, bi-fold doors to sun room.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to side aspect, two radiators, loft access, dado rail, doors to bedrooms and bathroom.

BEDROOM ONE

9' 11" x 15' 1" (3.02m x 4.60m)

Having double glazed window to front aspect, picture rail, ornamental cast iron fireplace, walk-in wardrobe.



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BEDROOM TWO

16' 9" (maximum measurement with restricted head height) x 12' 2" (measurement excluding entrance recess) (5.11m x 3.71m)
Having double glazed windows to front and side aspects, exposed solid wooden flooring, two radiators, further loft access, ceiling recessed spotlights, TV aerial point. The vendor informs the agent that there is a 'first fix' hot and cold water supply in the floor in preparation for an en-suite if required.

BEDROOM THREE

9' 9" x 10' 1" (2.97m x 3.07m)
Having double glazed window to rear aspect, radiator, picture rail.

FAMILY BATHROOM

Having a four piece suite comprising panelled bath with mixer tap and shower attachments over, WC with concealed cistern, shower cubicle with mains fed shower within, wash hand basin inset to vanity with work surface and wall mounted medicine cabinet and mirror above, tiled splashbacks, radiator, tiled flooring, extractor fan, ceiling recessed spotlights.

EXTERIOR

The property benefits from a gravelled driveway providing off road parking for numerous vehicles. There is a front lawn, partially enclosed by low level brick wall and mature hedging. A five bar gate to the side of the property provides vehicular access to the rear garden.

The good sized rear garden is laid to lawn and enclosed by wire fencing and mature hedgerow. The rear garden also benefits from a paved patio seating area and two good sized storage shed, one metal and one timber.



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SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank.

The property is served by oil fired central heating.

REFERENCE

26629605/15082023/YOU

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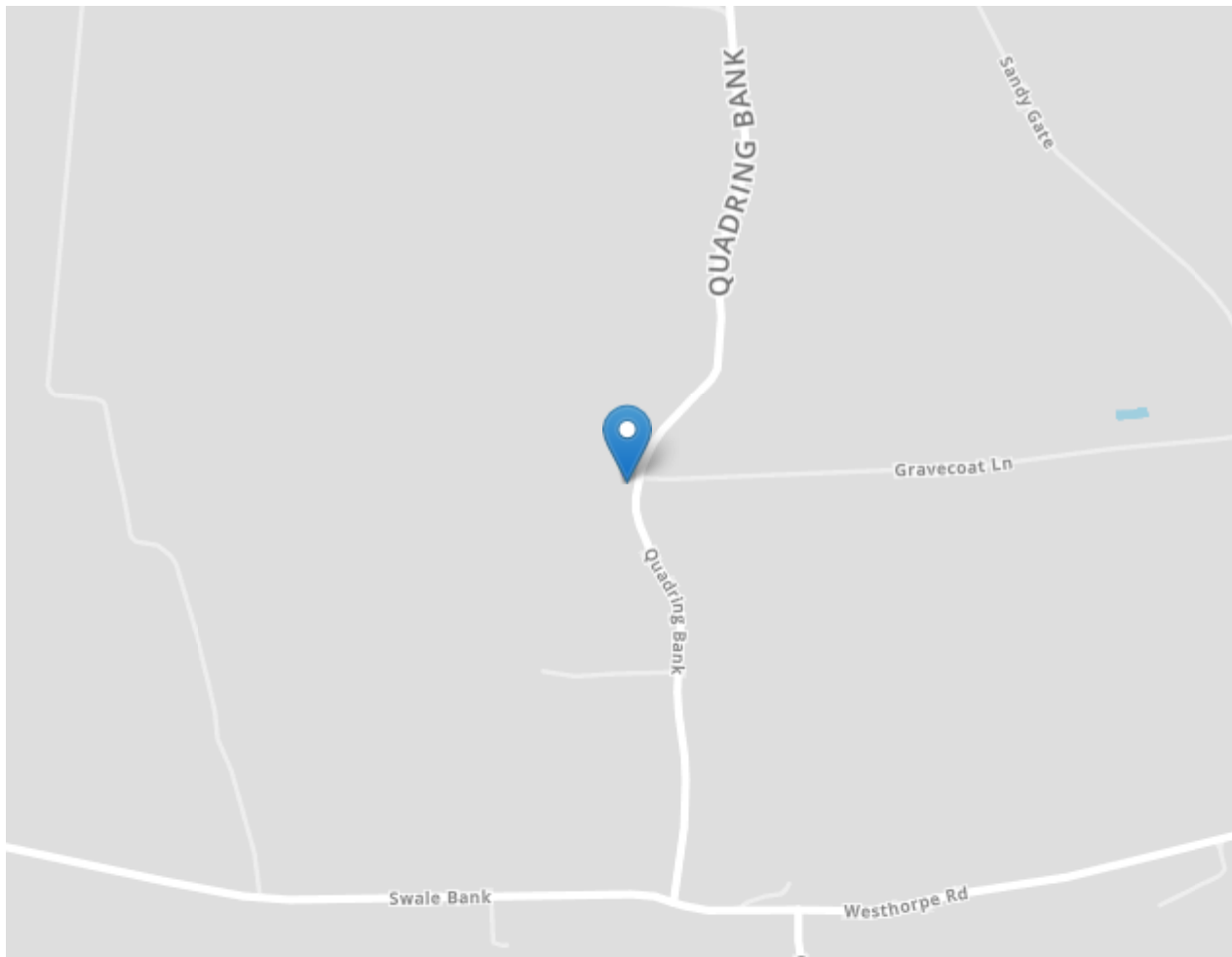
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

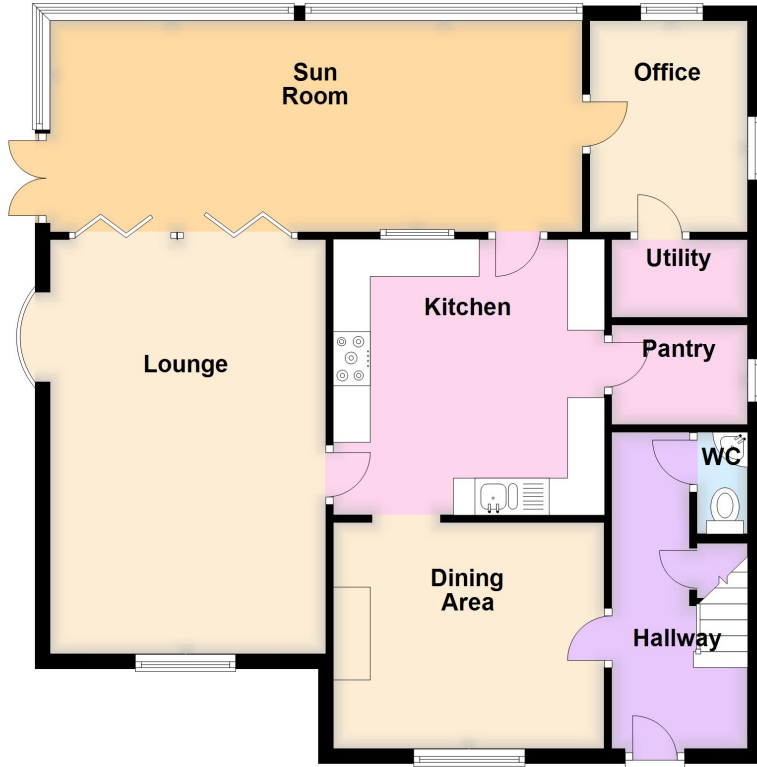
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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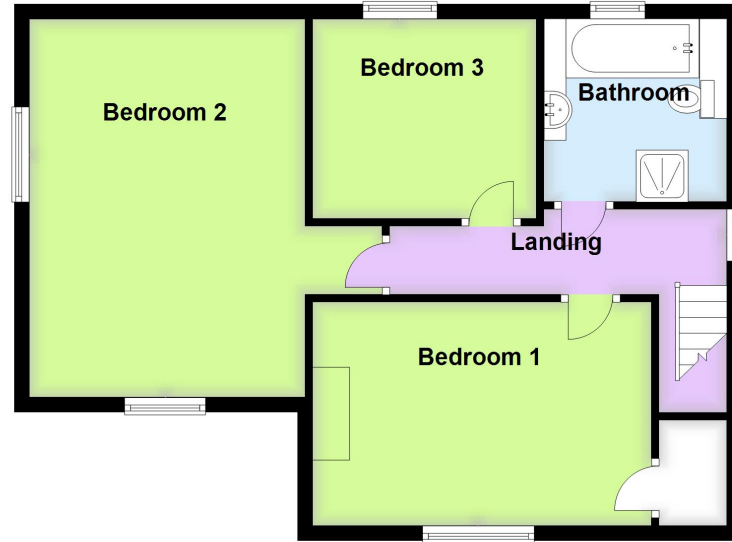
Ground Floor

Approx. 87.5 sq. metres (942.0 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 145.1 sq. metres (1562.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			73
		EU Directive 2002/91/EC	