



£330,000

37 Westhorpe Road, Gosberton, Spalding, Lincolnshire PE11 4EN

SHARMAN BURGESS

**37 Westhorpe Road, Gosberton, Spalding,
Lincolnshire PE11 4EN
£330,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed skylight above, coved cornice, ceiling light point, radiator. Door to: -

INNER HALLWAY

With coved cornice, ceiling light point, access to roof space, built-in airing cupboard housing the hot water cylinder, slatted linen shelving and hanging rail within.

A highly impressive and deceptively spacious property having undergone a major course of renovation and improvement by the current vendors. The accommodation comprises an entrance hall, lounge with fitted log burner, large dining room, breakfast kitchen with extensive range of integrated appliances, three double bedrooms, one of which benefits from a large three piece en-suite, furthermore there is a family bathroom. Further benefits include a large gravelled driveway providing ample off road parking, extremely attractive rear gardens, oil central heating and uPVC double glazed windows throughout.



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BREAKFAST KITCHEN

32' 6" (maximum) x 8' 8" (maximum) (9.91m x 2.64m)

An extensively fitted kitchen comprising Oak counter tops with inset ceramic Belfast style double sink with ceramic drainer, range of base level storage units and drawer units including pan drawers, wall mounted units, wall mounted shelving, wine rack and obscure glazed cabinet. Fitted dresser style unit with plate rack, shelving and glazed display cabinets. Integrated washing machine, integrated tumble dryer, integrated waist height drinks fridge, integrated fridge, integrated freezer, waist height double oven and grill, additional single oven situated to the side with integrated microwave above, four ring induction hob. Tiled flooring, coved cornice, range of ceiling mounted lighting, two sets of French double doors leading out to a rear decked area, window to side aspect, roof lantern, radiator.

DINING ROOM

19' 3" x 7' 8" (5.87m x 2.34m)

Having a continuation of the tiled flooring from the kitchen, double doors to front aspect, picture rail, coved cornice, ceiling mounted lighting, roof lantern, wall mounted electric fuse box, radiator.

LOUNGE

14' 9" x 11' 4" (maximum including chimney breast) (4.50m x 3.45m)

Having wood effect laminate flooring, window to front aspect, radiator, picture rail, ceiling light point, TV aerial point. Decorative tiled fireplace and chimney breast with display mantle and fitted log burner set within.



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BEDROOM ONE

15' 4" (maximum) x 7' 6" (maximum) (4.67m x 2.29m)

Having wood effect laminate flooring, ceiling light point, radiator, double doors leading to the rear garden.

EN-SUITE SHOWER ROOM

7' 7" (maximum) x 7' 3" (maximum) (2.31m x 2.21m)

Having wash hand basin with mixer tap and vanity unit beneath and mirrored medicine cabinet above, WC with concealed cistern and storage to side, large shower cubicle with wall mounted Aqualisa electric shower within and fitted screen. Tiled flooring, extended tiled splashbacks, heated towel rail, ceiling light point, extractor fan, obscure glazed window.

BEDROOM TWO

12' 5" (maximum) x 9' 5" (maximum) (3.78m x 2.87m)

Having window to front aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

BEDROOM THREE

10' 10" (maximum) x 8' 9" (maximum) (3.30m x 2.67m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

FAMILY BATHROOM

Being fitted with a feature high cistern WC, freestanding roll top bath with wall mounted mixer tap and hand held shower attachment, wash hand basin. Decorative tiled flooring, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to rear aspect, electric shaver point, heated towel rail.



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EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large gravelled driveway providing ample off road parking and hardstanding for numerous vehicles. There are well maintained beds and borders with railway sleeper edges stocked with a variety of plants and shrubs. Gated access leads to a small block paved courtyard area with double doors leading into the dining room.

To the rear, the extremely well tended and maintained garden initially comprise a raised decked seating area with balustrade surround providing seating and entertaining space. There is also a partial canopy with lighting within and further wall mounted lighting. Steps lead down to a lawned section with additional paved patio seating area. The garden benefits from a range of beds and borders housing a variety of plants and shrubs. A pergola with trellis work and established Wisteria leads to the rear section of garden containing a large storage unit which is served by power (to be included within the sale), a 6ft x 8ft greenhouse, further flower and shrub beds and borders and raised railway sleeper fruit and vegetable beds. The garden is fully enclosed by fencing and benefits from views over open farmland to the rear.

SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by oil fired central heating with external oil fired boiler.

REFERENCE

12022024/27280734/KN1



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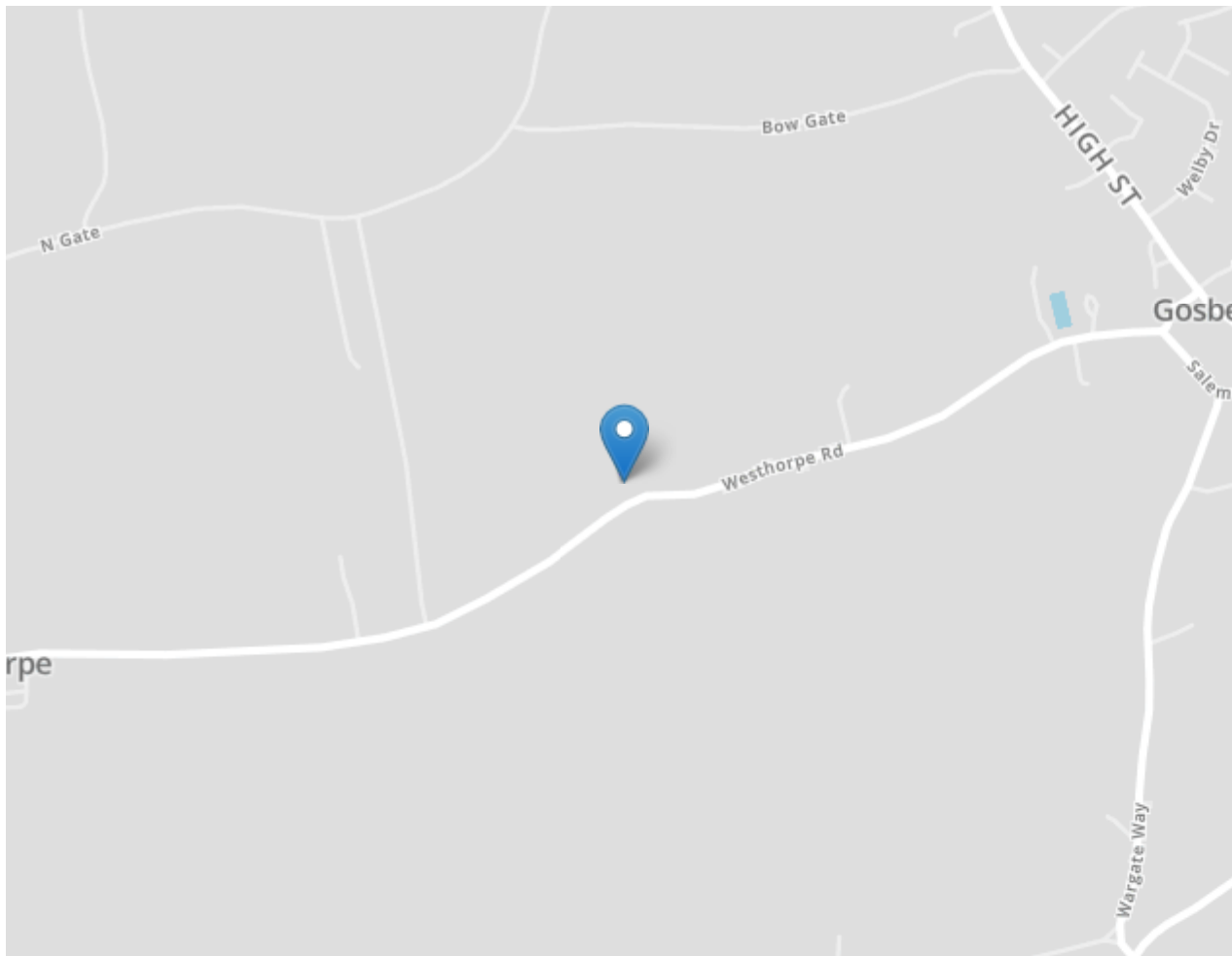
AGENT'S NOTES

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.

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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. 109.5 sq. metres (1178.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC