



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**Offers in excess of £200,000**

50 High Street, Gosberton, Spalding, Lincolnshire PE11 4NJ

**SHARMAN BURGESS**

**50 High Street, Gosberton, Spalding,  
Lincolnshire PE11 4NJ**  
**Offers in excess of £200,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having a partially obscure glazed side entrance door with obscure glazed panels to either side, coved cornice, ceiling light point, glazed doors leading through to the: -

**HALLWAY**

With coved cornice, three ceiling light points, access to roof space, wall mounted door chimes, radiator, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

A deceptively spacious detached bungalow situated in the centre of Gosberton village. The accommodation comprises a hallway, lounge, kitchen, dining room, utility, separate office, three bedrooms and four piece family bathroom. Further benefits include oil central heating, good sized driveway providing off road parking, enclosed garden to the rear and NO ONWARD CHAIN.



**SHARMAN BURGESS**



### LOUNGE

18' 8" (maximum measurement) x 11' 7" (5.69m x 3.53m)  
With bow window to front aspect, further window to side aspect, radiator, coved cornice, ceiling light point, TV aerial point, fireplace with space for electric fire, tiled hearth, exposed brickwork surround and display mantle.

### KITCHEN

12' 7" x 11' 8" (3.84m x 3.56m) (both maximum measurements)  
Having roll edge work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer unit with mixer tap, extensive range of wood fronted base level units, matching eye level wall units with glazed display cabinets, space for electric cooker with extractor fan above, integrated Neff dishwasher, integrated fridge, window to rear aspect, coved cornice, ceiling mounted strip light, tiled floor, radiator, exposed brickwork archway leading through to the: -

### DINING ROOM

9' 9" x 9' 4" (2.97m x 2.84m)  
Having sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

### UTILITY ROOM

8' 7" x 5' 3" (2.62m x 1.60m)  
With roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, floor mounted oil central heating boiler, tiled floor, radiator, coved cornice, ceiling light point, obscure glazed window, side entrance door.



**SHARMAN  
BURGESS** Est 1996

### OFFICE

7' 6" x 5' 4" (2.29m x 1.63m)

With window to side aspect, radiator, coved cornice, ceiling light point.

### BEDROOM ONE

13' 4" x 11' 3" (4.06m x 3.43m) (both maximum measurements)

With window to side aspect, radiator, coved cornice, ceiling light point, telephone point.

### BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.10m) (both maximum measurements)

With window to side aspect, radiator, coved cornice, ceiling light point, wall mounted electric consumer unit.

### BEDROOM THREE

7' 4" x 7' 6" (2.24m x 2.29m)

With window to side aspect, radiator, coved cornice, ceiling light point.

### BATHROOM

Having a four piece suite comprising a shower cubicle with wall mounted mains fed shower and fitted shower screen, push button WC, wash hand basin with vanity unit and mixer tap, panelled bath with mixer tap, heated towel rail, fully tiled walls, coved cornice, ceiling light point, obscure glazed window.

### EXTERIOR

To the front, the property has a dropped kerb leading to the gravelled driveway which extends to the right hand side of the bungalow, with an additional section to the immediate front of the bungalow providing off road parking and hardstanding. There is a concrete base sited on the driveway for the erection of a garage (s.t.p) should a potential purchaser wish to do so.

To the rear, the property benefits from an enclosed, low maintenance rear garden which is predominantly paved and enclosed by a mixture of wall and fencing. The garden benefits from a small timber shed which is to be included within the sale. The garden also houses the oil tank.

### SERVICES

Mains electricity, water and drainage are connected. The property is served by oil fired central heating.

### REFERENCE

25913288/07022023/AND



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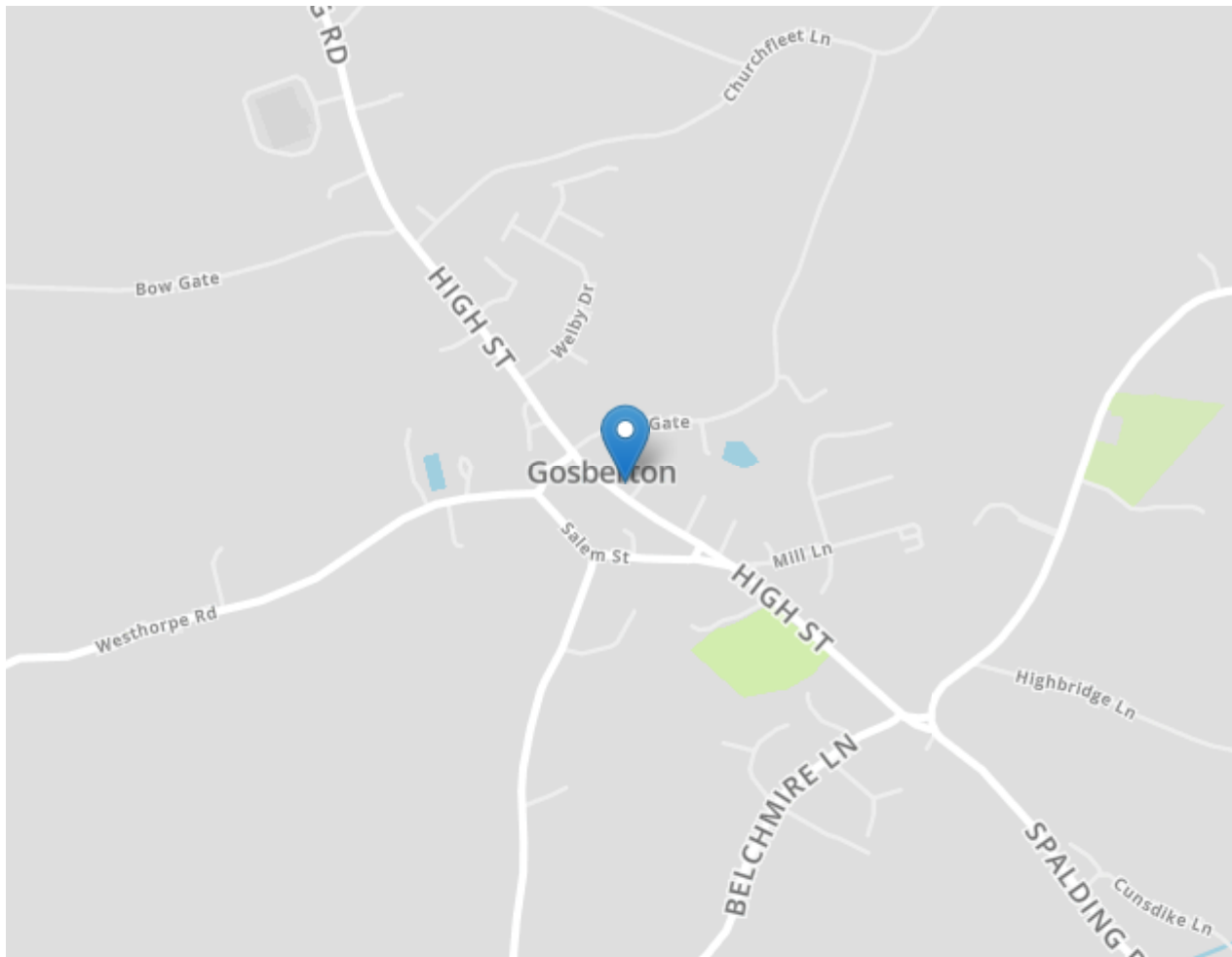
## AGENT'S NOTES

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.

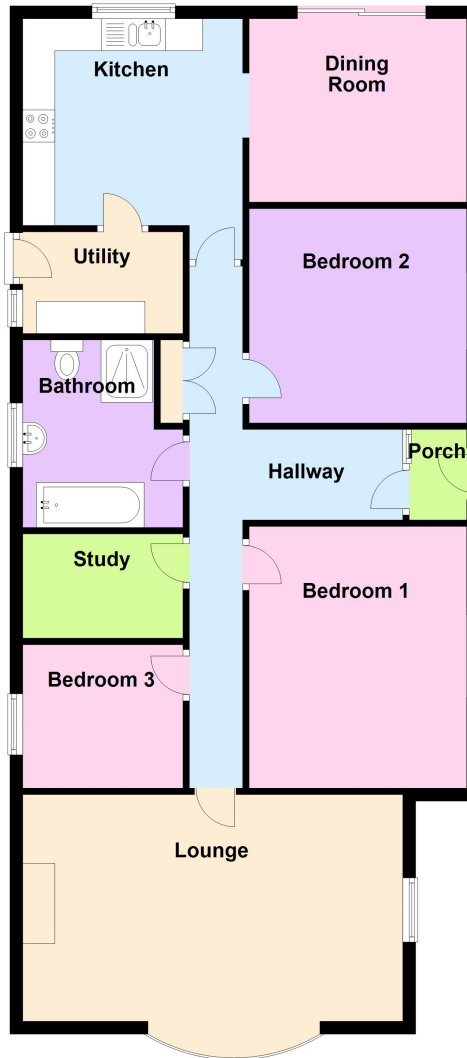
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 104.1 sq. metres (1120.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	