

Bowgate,Gosberton Spalding PE11 4ND

william h brown

welcome to

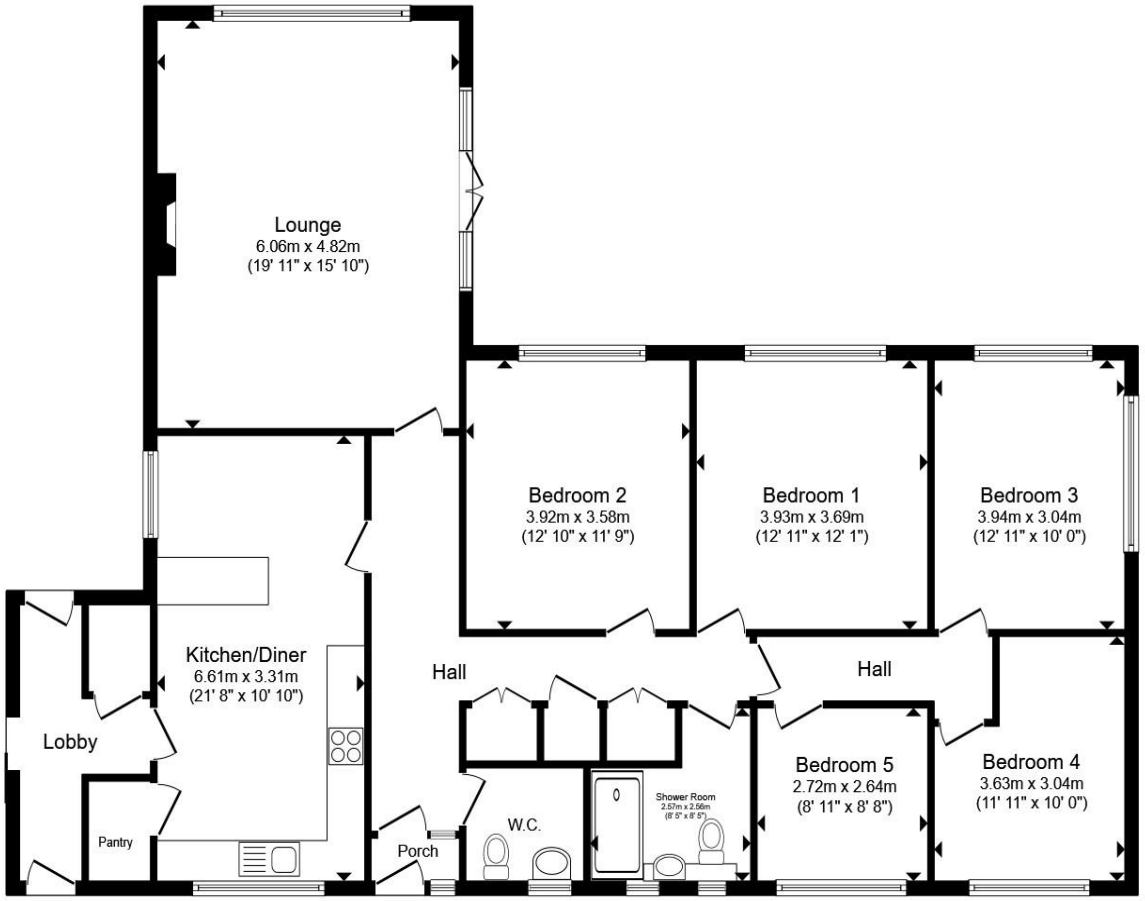
Bowgate, Gosberton Spalding

Available with no onward chain, this three/four bedroom detached bungalow is nestled within a private plot in a semi-rural area on the outskirts of Gosberton. Having a lounge, dining room and study which could be used as a fourth bedroom and good sized kitchen diner, the property further benefits from three double bedrooms and a modern family bathroom with three piece suite. Externally there is ample off road parking, an integral tandem garage with utility space to rear and front and rear gardens, with the rear garden benefitting from open field views behind. Viewing is essential to appreciate this property!!









Ground Floor

Total floor area 150.8 m² (1,623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Kitchen Diner
21' 8" x 10' 11" (6.60m x 3.33m)

Lounge
19' 11" x 15' 10" (6.07m x 4.83m)

Dining Room
12' 10" x 11' 9" (3.91m x 3.58m)

Wc
5' 6" x 6' 2" (1.68m x 1.88m)

Study / Bedroom 4
8' 8" x 8' 11" (2.64m x 2.72m)

Side Entrance Hall

Bedroom 1
12' 10" x 12' 2" (3.91m x 3.71m)

Bedroom 2
13' x 10' 4" (3.96m x 3.15m)

Bedroom 3
11' 11" max x 9' 11" max (3.63m max x 3.02m max)

Bathroom
5' 4" x 8' 5" (1.63m x 2.57m)

Outside

Integral Garage
27' 7" x 9' 9" (8.41m x 2.97m)

Agents Note
Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- THREE/FOUR DOUBLE BEDROOM DETACHED BUNGALOW WITH NO CHAIN
- LOUNGE, DINING ROOM, STUDY/BEDROOM 4 & KITCHEN DINER
- FAMILY BATHROOM & ADDITIONAL WC
- AMPLE OFF ROAD PARKING & INTEGRAL TANDEM GARAGE
- FRONT & REAR GARDENS WITH OPEN FIELD VIEWS BEHIND

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£365,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113711

The Property Ombudsman

Property Ref:
SDG113711 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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