

## 27 Lowgate, Gosberton, PE11 4NL

**£300,000**

- Spacious and flexible layout with 3/4 bedrooms
- Versatile converted double garage with internal access
- Located in the well-served village of Gosberton
- Generous room sizes throughout
- Scope for modernisation and improvement
- Ideal for families, downsizers, or buyers seeking a project

## Spacious 3/4 Bedroom Bungalow in Gosberton.

Situated in the well-served village of Gosberton, this generously sized bungalow offers flexible accommodation with plenty of potential. The layout includes three good-sized bedrooms, with the option of a fourth or an additional reception room, depending on your needs.

A notable feature is the internal access to the converted former double garage, offering further adaptable space—ideal for a home office, hobby room or additional living area. While the property would benefit from some modernisation, it presents a great opportunity for buyers looking to put their own stamp on a well-proportioned home.

### Entrance Hall 15'3" x 6'5" (4.66m x 1.98m)



PVC double glazed entrance door to front. Coving to textured ceiling. Laminate flooring. Radiator.

### Kitchen 11'7" x 11'10" (3.55m x 3.61m)



Double glazed window to side. Coving to textured ceiling. Tiled flooring. Wall mounted mains gas central heating boiler. Radiator. Fitted base units with roll edge work surface and tiled splash back. Space for range style cooker. Composite sink and drainer with chrome mixer tap over. Space for washing machine.

### Utility Room 8'0" x 9'8" (2.45m x 2.96m)



Double glazed window. Coving to textured ceiling. Radiator. Tiled flooring. Fitted base and eye level units with worktop space and stainless steel sink and drainer. Space for washing machine and tumble dryer.

### Porch 8'0" x 3'9" (2.45m x 1.16m)

Double glazed window and door to side. Coving to skimmed ceiling. Tiled flooring. Door through to garage conversion.

### Lounge 14'8" x 13'5" (4.49m x 4.11m)



PVC double glazed French doors to rear. Two double glazed windows to side. Coving to textured ceiling. Laminate flooring. Radiator.

### Study 11'0" x 4'9" (3.37m x 1.46m)

Double glazed window to rear. Coving to textured ceiling. Radiator.

**Bedroom 1 13'0" x 11'3" (3.97m x 3.45m)**



Double glazed bay window to front. Coving to skimmed ceiling. Radiator.

**Bedroom 2 11'0" x 11'4" (3.37m x 3.46m)**



Double glazed window to rear. Coving to textured ceiling. Radiator.

**En-suite 5'4" x 7'8" (1.64m x 2.35m)**



Double glazed window to side. Coving to textured ceiling. Vinyl flooring. Radiator. Fitted bath with chrome taps. Close coupled toilet. Pedestal wash hand basin.

**Bedroom 3 11'8" x 14'9" (3.58m x 4.51m)**



Double glazed window to front. Coving to textured ceiling. Radiator.

**Bedroom 4 11'0" x 8'11" (3.37m x 2.72m)**



Double glazed window to rear. Coving to textured ceiling. Radiator.

**Shower Room 11'0" x 5'5" (3.37m x 1.67m)**



Double glazed window to rear. Skimmed ceiling. Tiled flooring. Full height wall tiling. Fitted shower tray with shower over. Close couple toilet. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.

**Garage Conversion 17'10" x 19'4" (5.44m x 5.91m)**



Double glazed windows to front and side. PVC double glazed entrance door from rear lobby. Coving to skimmed ceiling with loft access. Two radiators. Door to toilet with a close coupled toilet and sink.

**Outside**



To the front of the property there is a large gravel driveway providing off road parking for several vehicles. Side gated access to the rear garden which is enclosed by timber fencing and laid to lawn. Patio seating area. Outside cold water tap. Timber storage shed.



### Property Postcode

For location purposes the postcode of this property is: PE11 4NL

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Ramp to the front door

Coalfield or mining area: No

Energy Performance rating: D64

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

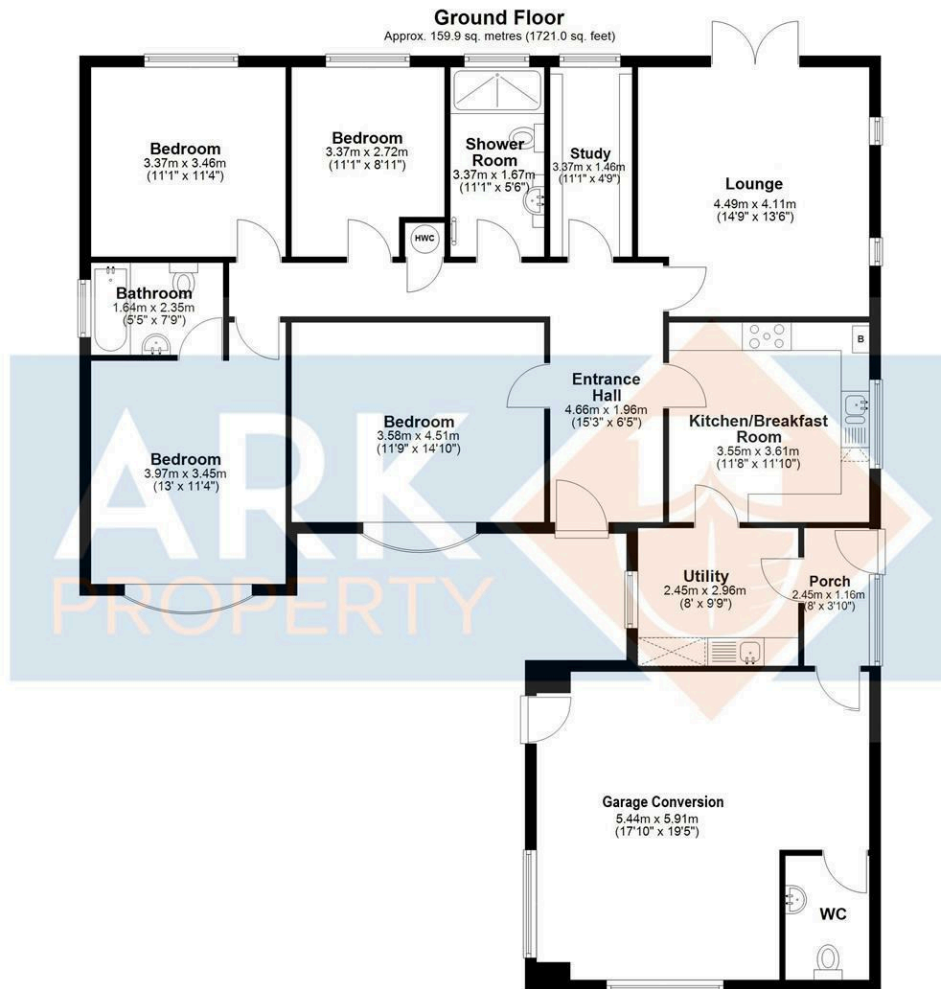
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan

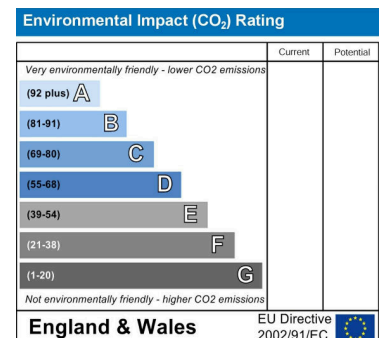
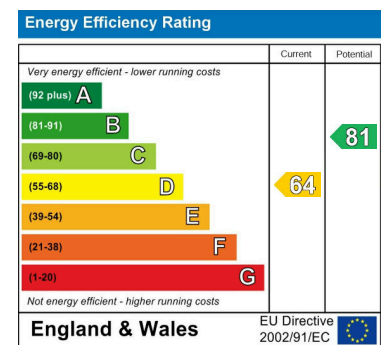


Total area: approx. 159.9 sq. metres (1721.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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