



35 Rutland Gardens, Gosberton, PE11 4HR

£310,000

- Spacious four bedroom detached family home located in a popular residential position within Gosberton
- Tucked away toward the end of a quiet cul-de-sac, offering a more private setting ideal for family living
- Well-presented and versatile accommodation including a lounge, separate dining room and garage conversion providing a playroom, office or additional reception room
- Modern kitchen featuring ample workspace and a breakfast seating area, perfect for informal dining and entertaining
- Landscaped rear garden with a generous patio seating area, creating an excellent outdoor space for relaxing and socialising
- Impressive custom-built games room complete with power, lighting and fitted bar, ideal for entertaining guests or use as a home leisure space

Situated toward the end of a quiet cul-de-sac on Rutland Gardens, Gosberton, this spacious four bedroom detached home offers versatile family accommodation throughout. Internally, the property comprises an entrance hall, lounge, dining room, kitchen with breakfast seating area, WC, and a converted garage providing an ideal playroom, office or additional reception space. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a block paved driveway to the front, whilst the landscaped rear garden features a generous patio seating area and an impressive custom-built games room complete with power, lighting and bar – perfect for entertaining.

Entrance Hall 20'4" x 5'11" (6.20m x 1.82m)



Composite glazed entrance door with glazed side panels. Coving to ceiling. Stairs to first floor landing. Radiator.



Lounge 20'11" x 11'3" (6.39m x 3.44m)



PVC double glazed French doors with side panels opening to garden. Coving to ceiling. Two radiators. Media wall with space for TV bracket, built in storage and integrated electric fireplace.



Dining Room 8'4" x 11'4" (2.55m x 3.46m)



PVC double glazed bay window to front. Coving to ceiling. Vinyl flooring. Radiator.

Play Room 15'6" x 8'1" (4.74m x 2.47m)



PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator.



Kitchen 14'4" x 14'9" (4.37m x 4.52m)



PVC double glazed window to rear Skimmed ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base, eye level and full height units with work surfaces, matching upstands and tiled splash backs. Breakfast peninsular with seating. Five ring Neff induction hob with extractor hood over. Integrated eye level oven and grill. Space for American style fridge freezer. Space and plumbing for washing machine. Dishwasher. Door to WC.



Cloakroom



Coving to skimmed ceiling. Extractor fan. Vinyl flooring. Partially tiled walls. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps.

First Floor Landing



Doors to bedrooms and bathroom. Loft hatch.

Bedroom 1 10'10" x 11'5" (3.32m x 3.50m)



PVC double glazed window to front. Coving to ceiling. Radiator. Built in over stairs storage cupboard with hanging rail.



Bedroom 2 10'11" x 11'8" (3.35m x 3.58m)



Two PVC double glazed windows to front. Coving to ceiling. Radiator.

Bedroom 3 9'8" x 8'2" (2.97m x 2.50m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

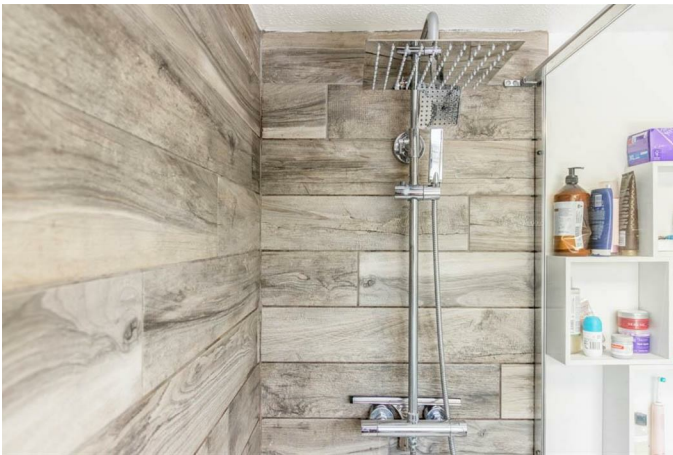
Bedroom 4 9'8" x 7'9" (2.96m x 2.38m)



PVC double glazed window to front. Coving to ceiling. Radiator. Built in airing cupboard with slatted shelving and hot water tank.

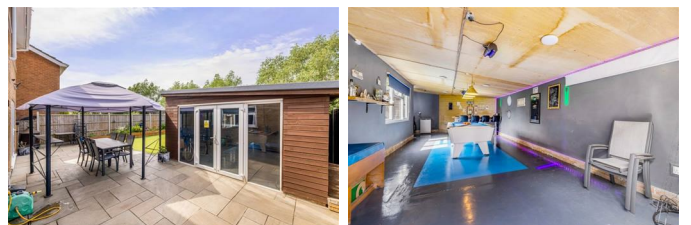
Shower Room 5'6" x 7'8" (1.68m x 2.34m)

PVC double glazed window to rear. Extractor fan. Vinyl flooring. Chrome heated towel rail. Fitted walk in shower enclosure with thermostatic bar shower, rainfall head and hand held attachment. Concealed cistern toilet. Wash hand basin set in vanity unit with built in storage.

**Outside**

There is a generous block paved drive providing off road parking. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing and features a generous size stone patio seating area and pathway leading to the timber workshop to the rear and the large insulated games room.

**Games Room 33'1" x 13'3" (10.10m x 4.04m)**

The games room is insulated with power and light connected. Window to side and French doors. Wall mounted consumer unit.



Workshop 10'0" x 15'11" (3.06m x 4.86m)

Window and French doors to front.

Property Postcode

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

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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, 14 panels

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and 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: No

Coalfield or mining area: No

Energy Performance rating: C73

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.

Referral & Fee Disclosure

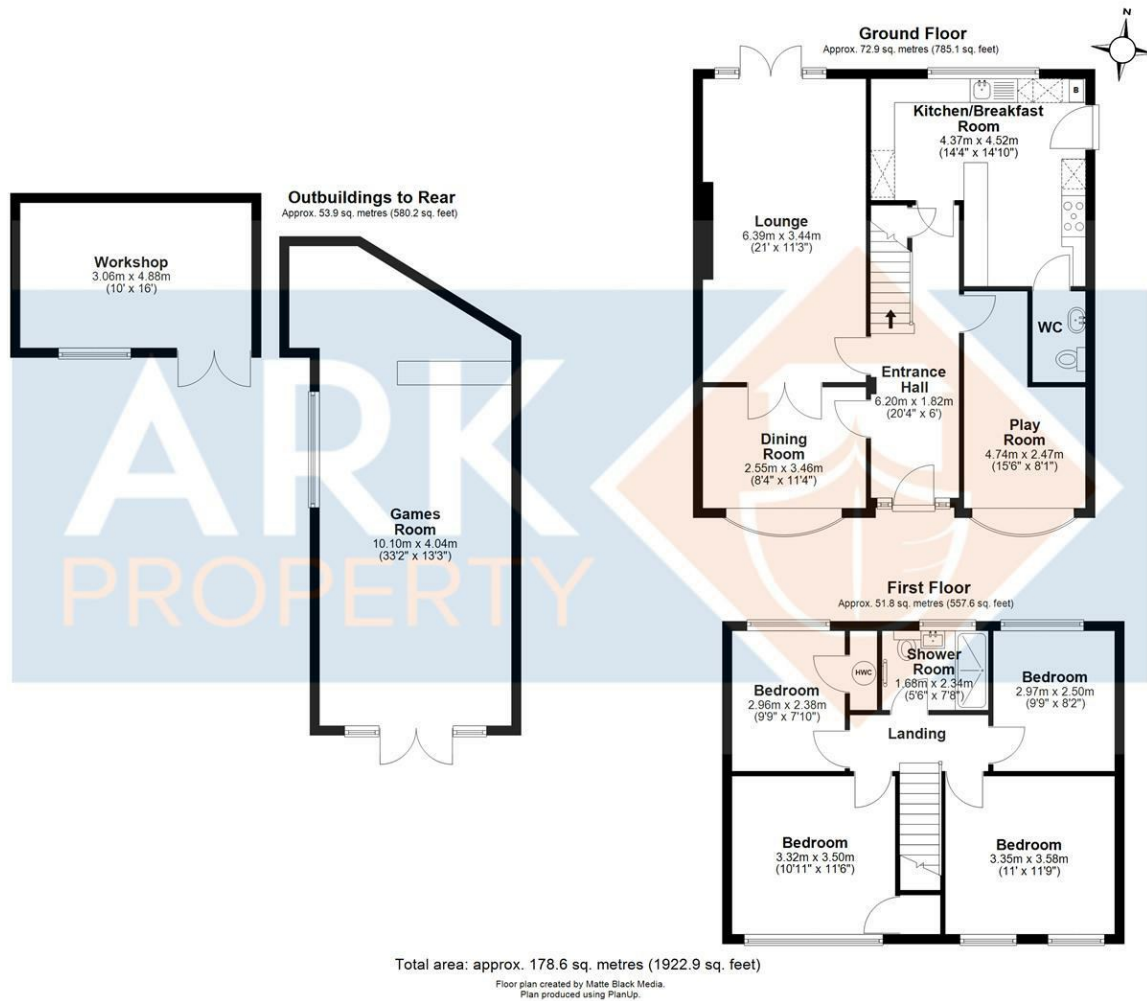
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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