ARK PROPERTY

14 Poachers Hide, Gosberton, PE11 4PF

£165,000

- Garage conversion with room and en-suite
- Large conservatory to rear
- Quiet cul de sac location
- Ample off road parking
- Quaint looking design property
- Popular village setting within a short walk of amenities
- Low maintenance rear garden
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in a quiet position within the popular village of Gosberton, this charming property offers flexible and versatile living accommodation to suit a variety of buyers.

Originally designed as a two-bedroom home, the property benefits from a spacious conservatory to the rear and a thoughtfully converted garage, creating an additional bedroom or a versatile reception room, depending on your needs. With this adaptation, the property has the potential to offer three bedrooms, making it ideal for growing families, those working from home, or anyone looking for extra living space.

Whether you're searching for your first home, looking to downsize, or need adaptable accommodation, this delightful property is well worth a closer look.

Book your viewing today and see everything it has to offer for yourself.

Entrance Porch

Entrance door to front. Door leading to lounge.

Lounge 12'6" x 13'5" (3.82m x 4.11m)

Window to front. Feature fireplace with surround. Radiator.

Kitchen 7'11" x 13'6" (2.42m x 4.14m)

Window to rear. Matching range of base and eye level units. Sink unit with drainer and mixer tap. Gas hob with extractor over. Built in oven. Space and plumbing for washing machine. Space for fridge/freezer. Boiler. Radiator. Wood effect flooring. Door to rear porch.

Rear Porch 21'1" x 5'6" (6.44m x 1.68m)

Of brick and PVC construction. Doors leading to garden. Stove. Wood effect flooring.

En-suite 4'0" x 6'0" (1.22m x 1.83m)

Shower cubicle with shower over. Wash hand basin. Toilet. Partially tiled walls.

Bedroom 12'5" x 8'3" (3.81m x 2.53m)

Window to front. Radiator.

First Floor Landing

Doors to bedrooms and bathroom. Airing cupboard.

Bedroom 1 8'9" x 13'6" (2.68m x 4.14m)

Box bay window and window to front. Radiator. Fitted bedroom furniture.

Bedroom 2 8'11" x 6'9" (2.72m x 2.08m)

Window to rear. Radiator.

Bathroom 5'7" x 6'5" (1.72m x 1.96m)

Window to rear. Bath with shower over. Toilet. Wash hand basin. Partially tiled walls.

Outside

The front of the property has a gravel driveway leading to the rear of the property. Lawn area with shrubs.
The rear garden is enclosed by timber fencing. Gravel area. Patio area..

Property Postcode

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

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: A
Annual charge: No
Property construction: Brick built
Electricity supply: Scottish Power
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 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: C69

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.

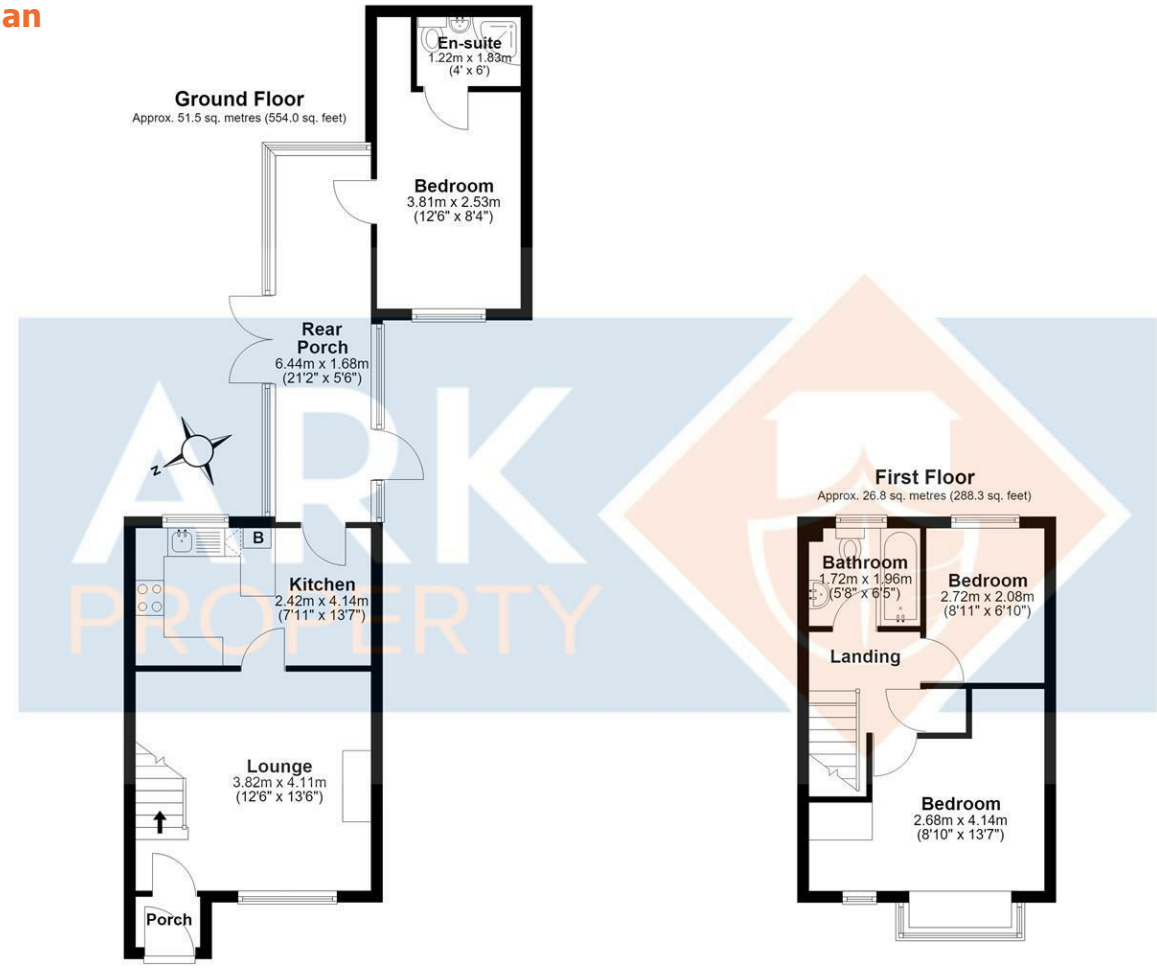
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

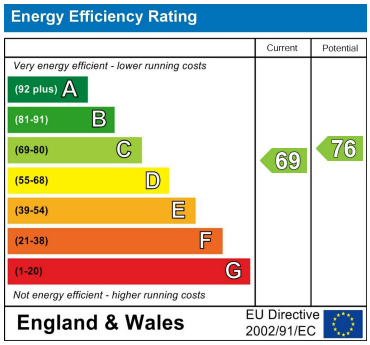


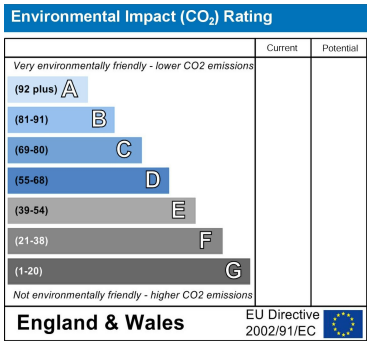
Total area: approx. 78.3 sq. metres (842.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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