ARK PROPERTY

80 Risegate Road, Gosberton Risegate, PE11 4EY

£415,000

- Stunningly renovated and extended cottage
- Oversized tandem garage and an oversized single garage
- Countryside field views
- Large workshop
- Character and charm throughout
- Four reception rooms
- Semi rural location
- Country design kitchen with vaulted ceiling
- Beautiful neutral decor throughout
- Sold with no forward chain

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Something a little different…

This exceptional cottage has been fully renovated and thoughtfully extended to create something truly special. Beautifully designed throughout, it perfectly combines the character and charm of a traditional cottage with the style and convenience of modern living.

The heart of the home is the stunning kitchen, featuring a striking vaulted ceiling, while the impressive garden room, complete with a beautiful lantern ceiling, creates a wonderful space to relax and entertain.

Internally, the accommodation flows beautifully, offering four reception rooms, providing plenty of flexibility for family life, entertaining and working from home. Upstairs, there are three bedrooms, with the principal bedroom benefiting from its own en-suite.

And if you love the inside, just wait until you see outside…

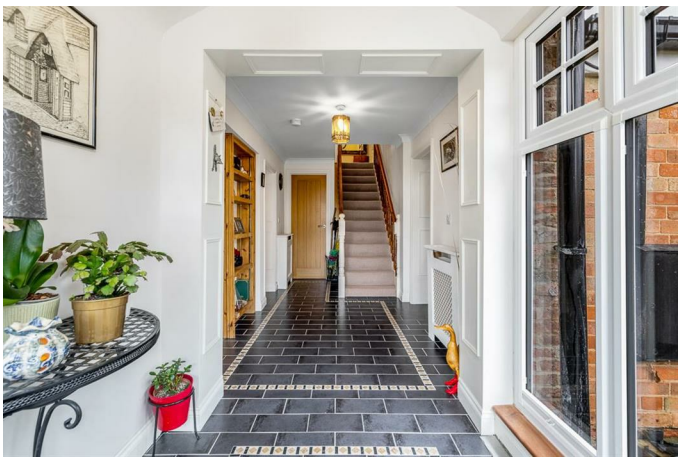
The property offers parking galore to the front, along with an oversized tandem garage and a further oversized single garage. But that's not all. The external space continues to impress, with a large workshop, separate external office, two enclosed entertaining areas and several potting sheds — making this a dream for anyone looking for space, hobbies, home working or simply somewhere to enjoy the outdoors.

To top it all off, the property enjoys stunning views across the surrounding fields, giving it a wonderful sense of space and tranquillity.

The photographs simply don't do this home justice. A viewing is highly recommended to fully appreciate everything this unique property has to offer.

Entrance Hall 12'1" x 6'1" (3.70m x 1.87m)

PVC door to front with glazed side panels. Radiator. Stairs to first floor landing. Tiled flooring. Storage cupboard with shelving.



Study 10'8" x 11'6" (3.26m x 3.53m)

Window to side. Radiator. Feature fireplace. Wood effect flooring.

Lounge 14'4" x 18'6" (4.37m x 5.66m)

Windows to rear and side. Patio doors leading to kitchen. Radiator. Brick built feature fireplace with wood burning stove.

Dining Room 13'5" x 11'6" (4.10m x 3.53m)

Door and window to side. Wood panelled walls. Radiator. Wood effect flooring. Feature fireplace.

Kitchen 12'9" x 14'7" (3.91m x 4.46m)

Window to side. Vaulted ceiling. Wood effect laminate flooring. Radiator. Fitted with a range of base and eye level units with worksurfaces and tiled splashbacks. Sink unit with drainer and mixer tap. Built in dishwasher. Range cooker. Built in fridge/freezer.

Open Plan Living 14'7" x 14'3" (4.45m x 4.36m)

Sliding doors to rear. Lantern roof with electric blinds. Wood effect laminate flooring. Air conditioning unit.

Utility Room 7'11" x 5'7" (2.43m x 1.71m)

Door to rear. Window to side. Worktop space with space and plumbing for washing machine and tumble dryer. Tiled flooring.

Cloakroom

Toilet. Wash hand basin set in vanity unit. Tiled flooring. Half panelled walls..

First Floor Landing

Window to front. Doors to bedrooms. Radiator. Loft access.

Bedroom 1 14'2" x 11'4" (4.33m x 3.47m)

Window to side and rear. Radiator. Air conditioning unit. Built in double door wardrobes.

En-suite 9'0" x 6'7" (2.75m x 2.03m)

Window to rear. Panelled bath with telephone style shower attachment over. Shower cubicle with shower attachment. Wash hand basin set in vanity unit with built in storage. Toilet. Heated towel rail. Vinyl flooring.

Bedroom 2 13'4" x 11'6" (4.07m x 3.53m)

Two windows to side. Radiator.

Bedroom 3 10'9" x 11'6" (3.29m x 3.53m)

Window to side. Radiator. Cast iron feature fireplace. Built in wardrobes.

Shower Room 4'3" x 6'3" (1.30m x 1.92m)

Window to side. Shower cubicle with shower attachment. Wash hand basin. Toilet. Radiator. Extractor fan.

Outside

The front of the property has a driveway providing off road parking. Large block paved area leading to the garage. Cold water tap. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Mainly laid to lawn. Mature trees and shrubs. Brick raised borders Paved patio area. Large pond with pergola over. Enclosed timber area perfect for entertaining with external office with power and light connected. Separate garden area with pathway leading to vegetable patch. Potting shed. Greenhouse. Further enclosed area with poly carbonate roof, ideal for hot tub.

Garage 1 17'1" x 10'4" (5.23m x 3.15m)

Up and over vehicular roller door.

Garage 2 21'5" x 9'6" & 15'10" x 9'5" (6.55m x 2.92m & 4.85m x 2.89m)

Up and over vehicular roller door. Pedestrian door to rear.

Workshop 17'2" x 19'7" (5.25m x 5.97m)

Outside Seating Area 11'1" x 20'10" (3.39m x 6.36m)

Craft Room 7'2" x 8'2" (2.20m x 2.49m)

Hot Tub Area

Property Postcode

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

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: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic Tank
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, Single Garage and Double Garage
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: D62

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.

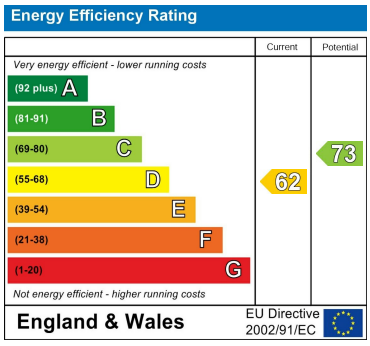
Floor Plan

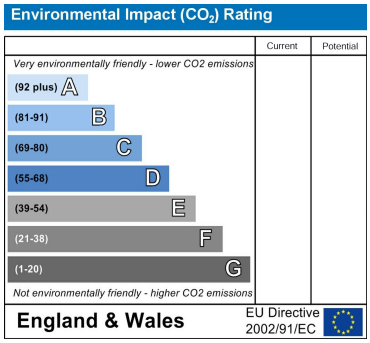
Total area: approx. 291.7 sq. metres (3139.9 sq. feet)

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

Area Map

Energy Efficiency Graph





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