



## 50 BELCHMIRE LANE GOSBERTON, PE11 4HG

**£310,000**  
**FREEHOLD**

50 Belchmire Lane – Presented by Sedge Estate Agents

Stunning 3-Bedroom Detached Home with Modern Outbuilding

Sedge Estate Agents are proud to present this beautifully maintained and highly versatile detached property, offering three bedrooms, a fourth ground floor bedroom/reception room, landscaped gardens, and an impressive outbuilding currently used as a gym, office, and workshop. Situated in a popular semi-rural village location, this home is perfect for those seeking space, flexibility, and quality finishes throughout.

# 50 BELCHMIRE LANE

- Superb Detached Home • Flexible Ground Floor • Cosy Multi-Fuel Stove • Modern Fitted Kitchen • Handy Walk-In Larder • Stylish Shower Room • Ample Driveway Parking • Low-Maintenance Garden • Gym, Office & Workshop • Great Village Location

## About this house

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Stunning 3-Bedroom Detached Home with Modern Outbuilding

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### ACCOMMODATION

#### ENTRANCE PORCH

Welcoming entrance with tiled flooring, coat storage, and obscured wooden glazed door leading into the main hallway.

#### ENTRANCE HALLWAY

Bright and spacious hallway with laminate flooring, staircase to the first floor, understairs storage with shelving, and Schallen air conditioning unit.

#### BEDROOM 4 / RECEPTION ROOM

A generous and versatile ground floor room with front-facing UPVC window, fitted cupboard housing the electric meter, and USB point – perfect as a guest bedroom, playroom, or home office.

#### LOUNGE

Beautifully presented living space with a feature multi-fuel burner set into a recess with oak mantle and marble hearth, laminate flooring, TV point, and large front-facing window. A wide square arch opens through to the dining area.

#### DINING ROOM

An inviting space overlooking the rear garden with inset LED lighting, centre light fitting, and USB point – ideal for family meals or entertaining.

#### KITCHEN

Well-appointed and practical, fitted with a wide range of base, wall, and drawer units, work surfaces, tiled splashbacks, and laminate flooring. Integrated appliances include dishwasher, ceramic hob with extractor, fan-assisted electric oven, and combination oven. Stainless steel sink with mixer tap set beneath a

rear-facing window.

#### WALK-IN LARDER

Excellent storage space with fitted shelving, lighting, and power sockets.

#### UTILITY ROOM

Rear-facing utility space with plumbing and space for washing machine, tumble dryer, and fridge/freezer. Obscured UPVC glazed door leads to the garden.

#### CLOAKROOM

Modern two-piece suite with low-level WC and wash hand basin set into a vanity unit with mixer tap, part tiled walls, tiled flooring, and obscured side window.

#### FIRST FLOOR

#### GALLERIED LANDING

Spacious landing with side window, loft access, and laminate flooring.

#### MASTER BEDROOM

Generous double bedroom with front-facing window, radiator with cover, and laminate flooring.

#### BEDROOM TWO

Large rear-facing double bedroom with storage cupboard housing the hot water cylinder and laminate flooring.

#### BEDROOM THREE

Good-sized single bedroom with front-facing window and inset LED lighting.

#### SHOWER ROOM

Stylish and contemporary shower room with fully tiled walls and floor, walk-in rainfall shower with additional attachment, WC, and vanity unit with wash basin and drawer below. Finished with inset LED lighting, illuminated medicine cabinet, extractor fan, and a wall-mounted electric pebble effect display fire.

#### EXTERIOR

##### FRONT

Block-paved driveway providing ample off-road parking with fenced boundaries and side gate leading to the rear.

##### REAR GARDEN

Professionally landscaped for low maintenance, featuring Astro turf, external sockets, cold water tap, and solar lighting – perfect for outdoor living and

entertaining.

#### OUTBUILDING

A standout feature of this property – a modern, purpose-built building measuring approx. 16'4" x 32'9", divided into three practical areas:

##### GYM

Finished with laminate flooring, inset downlighters, and consumer unit – a perfect private fitness space.

##### OFFICE

Bright and practical workspace with built-in downlighters and power points – ideal for remote working.

##### WORKSHOP

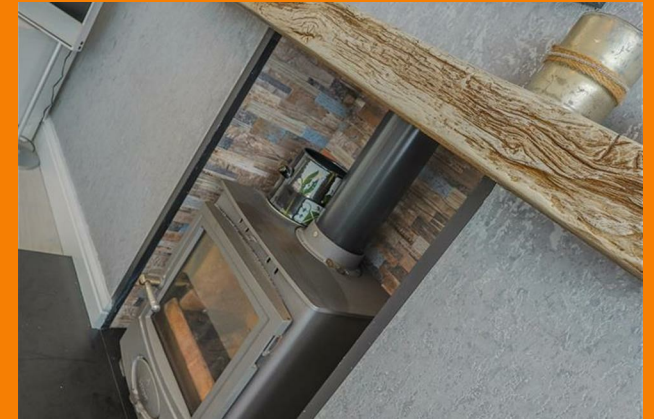
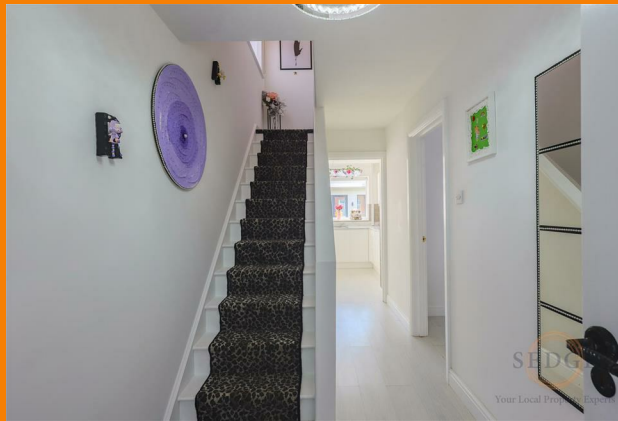
A fantastic fully powered workshop with UPVC French doors, workbench, sockets, USB point, inset LED lighting, and remote-control lighting – perfect for hobbies or a home business.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.



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## ADDITIONAL INFORMATION

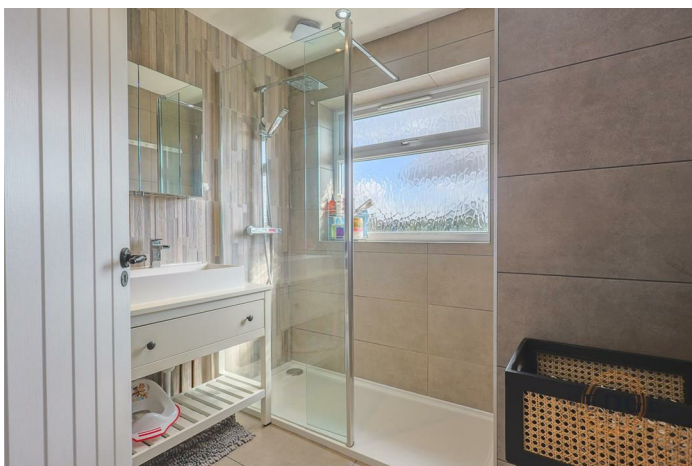
**Local Authority** – South Holland

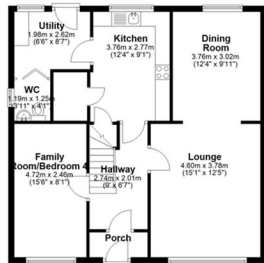
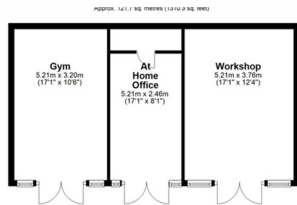
**Council Tax** – Band C

**Viewings** – By Appointment Only

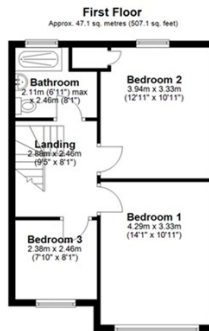
**Floor Area** – 1184.04 sq ft

**Tenure** – Freehold

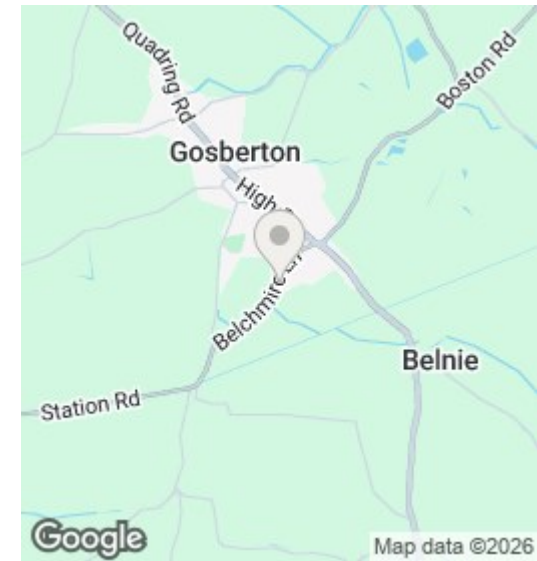




Total area: approx. 168.8 sq. metres (1817.4 sq. feet)  
50 Belvmeire



First Floor  
Approx. 47.1 sq. metres (507.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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