





FAIRHOLME BOSTON ROAD,
GOSBERTON, PE11 4NR

£215,000
FREEHOLD

An excellent opportunity to acquire this three bedroom detached house, situated in a popular location in Gosberton. Offering spacious and versatile accommodation, the property would benefit from some redecoration and updating, making it an ideal project for buyers looking to create a home to their own taste. The accommodation includes two reception rooms, kitchen, utility, conservatory, shower room, three bedrooms and family bathroom. Outside, the property benefits from a large driveway providing ample off-road parking and a good-sized enclosed rear garden with raised decking and faux grass. An exciting opportunity for those looking for a detached property with plenty of potential.

FAIRHOLME BOSTON ROAD,

• Three bedroom detached house • Excellent opportunity to create your ideal home • Popular village location of Gosberton • Spacious lounge and separate dining room • Conservatory overlooking the rear garden • Kitchen with useful utility area • Ground floor shower room • First floor family bathroom • Large driveway with ample off-road parking • Good-sized enclosed rear garden with raised decking and faux grass





Summary

An Excellent Three Bedroom Detached Property with Great Potential

Sedge Estate Agents are delighted to offer for sale this three bedroom detached house, ideally situated on Boston Road in the popular village of Gosberton.

Offering spacious and versatile accommodation, this property represents an excellent opportunity for buyers looking for a home they can modernise and put their own stamp on. While the property would benefit from some redecoration and updating, it provides a fantastic blank canvas and has plenty of potential to create a beautiful family home.

The ground floor comprises a welcoming hallway, a generous lounge, separate dining room, kitchen, useful utility area, shower room and a bright and spacious conservatory overlooking the rear garden.

To the first floor are three bedrooms, including two good-sized bedrooms and a further bedroom, together with a family bathroom.

Outside, the property benefits from a large driveway providing ample off-road parking to the front. The rear garden is a particularly good feature, being fully enclosed and offering a good-sized outdoor space, with a raised decking area and low-maintenance faux grass, making it ideal for entertaining, relaxing or enjoying the garden during the warmer months.

The property is well positioned within Gosberton, providing convenient access to local amenities, schools and transport links, while also being within easy reach of Spalding and Boston.

Whether you are a first-time buyer looking for a project, a family wanting to create their ideal home, or an investor seeking a property with potential, Fairholme offers an exciting opportunity.

Ground Floor

Entrance Hall – 2.08m x 5.31m
Window to side, stairs rising to first floor and doors leading to the principal rooms.

Lounge – 3.66m x 3.94m
Windows to front and side.

Dining Room – 3.66m x 3.66m
Window to front, open-plan access and door leading through to the kitchen.

Kitchen – 4.70m x 2.49m
Two windows to side and door leading to the utility area.

Utility Room – 2.06m x 0.86m
Window to side and door.

Conservatory – 4.55m x 2.62m
A good-sized additional reception space with windows to the rear and side and door providing access to the garden.

Shower Room – 2.06m x 1.53m

First Floor

Bedroom 1 – 3.84m x 3.94m
Window to front and door.

Bedroom 2 – 3.53m x 3.66m
Window to front and door.

Bedroom 3 – 2.39m x 2.06m
Window to side and door.

Family Bathroom – 2.39m x 2.44m
Window to rear and door.

Landing – 2.39m x 3.00m
Window to rear.

Outside

The property enjoys a large driveway providing excellent off-road parking, while the enclosed rear garden offers a good degree of privacy and includes a raised decking area and faux grass, creating a low-maintenance outdoor space.

Early viewing is highly recommended to appreciate the space, location and potential this detached property has to offer.

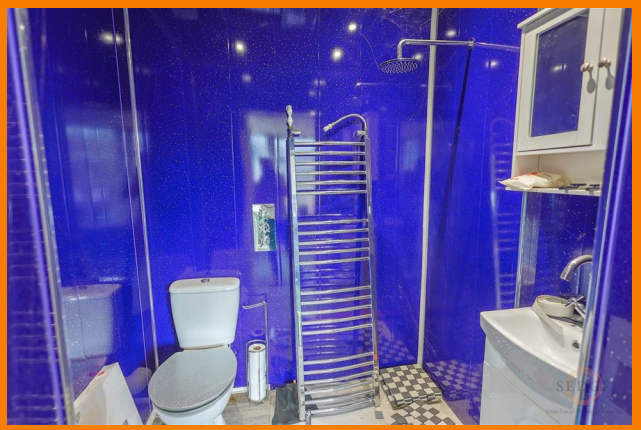
FAIRHOLME BOSTON ROAD,




















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ADDITIONAL INFORMATION

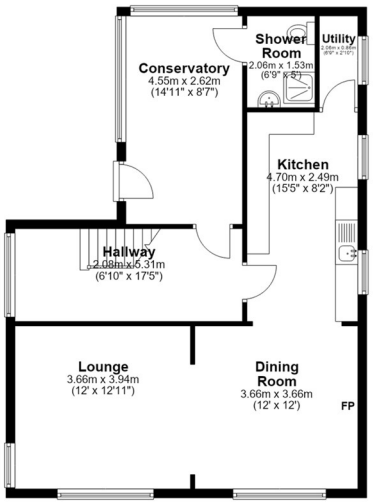
Local Authority – South Holland
Council Tax – Band C
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold





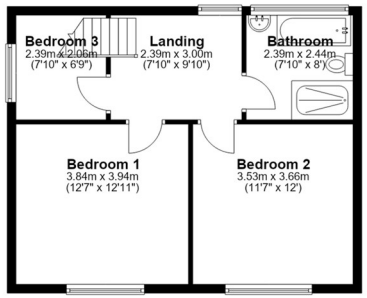
Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor

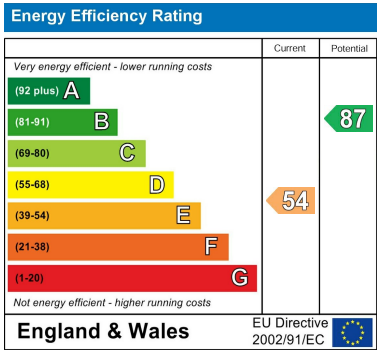
Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 117.4 sq. metres (1263.4 sq. feet)

Fairholme





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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