





80 HIGH STREET

SPALDING, PE11 4NA

£325,000

FREEHOLD

FIVE/SIX-BEDROOM DETACHED FAMILY HOME | GOSBERTON VILLAGE | MULTIPLE RECEPTION ROOMS | GARDEN ROOM WITH BI-FOLD DOORS | PRINCIPAL BEDROOM SUITE | OVERSIZED DOUBLE GARAGE | AMPLE PARKING | CHURCH SPIRE VIEWS

An impressive and highly versatile detached family home situated in the heart of the sought-after village of Gosberton, offering flexible five/six-bedroom accommodation and generous living space throughout. The property boasts multiple reception areas, including a spacious lounge/diner, separate dining room, dedicated office and a stunning garden room with bi-folding doors opening onto the rear garden. The adaptable principal bedroom suite provides excellent flexibility for larger families or multi-generational living. Externally, the property benefits from an oversized double garage, extensive off-road parking and an enclosed rear garden enjoying beautiful views towards Gosberton's iconic church spire. Conveniently positioned within walking distance of local schools, village amenities and the GP surgery, this is an exceptional opportunity to purchase a substantial and versatile family home in a highly regarded village location.

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• Spacious detached 5/6 bedroom family home • Flexible living accommodation • Four reception rooms • Stunning garden room with bi-folding doors • Principal suite with dressing room & en-suite • Oversized double garage • Ample off-road parking • Enclosed rear garden • Beautiful views of Gosberton church spire • Walking distance to village amenities & schools





Description

FIVE/SIX-BEDROOM DETACHED FAMILY HOME | GOSBERTON VILLAGE | FLEXIBLE PRINCIPAL BEDROOM SUITE | MULTIPLE RECEPTION ROOMS | GARDEN ROOM WITH BI-FOLD DOORS | EN-SUITE | OVERSIZED DOUBLE GARAGE | AMPLE PARKING | CHURCH SPIRE VIEWS

Sedge Estate Agents are delighted to offer for sale this substantial and highly versatile detached family home, situated in the heart of the popular village of Gosberton. Offering exceptionally spacious accommodation with the flexibility to provide up to six bedrooms, this impressive property is ideally suited to larger families, multi-generational living or buyers requiring additional space for home working.

One of the property's most distinctive features is its adaptable principal bedroom suite, which incorporates a bedroom, dressing room and separate nursery/dressing room. These spaces can be utilised together to create an impressive principal suite or configured individually to provide additional bedroom accommodation.

The property also benefits from multiple reception rooms, a generous lounge/diner, garden room with bi-folding doors, two shower rooms, a family bathroom, oversized double garage and extensive parking.

GROUND FLOOR

The property is approached via an entrance porch leading into a welcoming hallway, with stairs rising to the first-floor landing.

The impressive lounge/diner measures approximately 8.10m x 4.90m (26'6" x 16'0"), providing a substantial reception space for family living and entertaining. With windows to the front and rear and a door opening onto the garden, this is a particularly spacious and versatile room.

The kitchen measures approximately 3.51m x 3.51m (11'6" x 11'6") and is fitted with a matching range of wall and base units, roll-edge work surfaces, splashbacks, a five-ring range-style cooker and inset Belfast sink. There is a rear-facing window and external door.

A further generous reception room, currently arranged as an office, measures approximately 5.14m x 4.55m (16'10" x 14'11"). With a front-facing window and external door, this room offers excellent flexibility as a home office, additional sitting room or family space. There is also access to a convenient ground-floor WC.

The separate dining room measures approximately 5.18m x 4.47m (16'11" x 14'7"), providing an excellent formal dining area or further family reception room.

An inner hallway leads through to the garden room and incorporates a useful utility area, with worktop space and plumbing for a washing machine.

The garden room measures approximately 4.11m x 3.99m (13'5" x 13'1") and is a particularly attractive feature, with a lantern roof and bi-folding doors opening directly onto the rear garden. There is also access to a separate shower room, fitted with WC, wash hand basin and shower cubicle.

FIRST FLOOR

The first-floor landing benefits from a built-in airing cupboard, loft access and doors leading to the bedrooms and family bathroom.

The principal bedroom accommodation offers exceptional flexibility, comprising three adjoining spaces which can be used together as an impressive principal bedroom suite or separately to create additional bedrooms.

The main bedroom measures approximately 5.15m x 3.13m (16'10" x 10'3") and benefits from front-facing windows, twin radiators and access to the en-suite shower room.

The adjoining dressing room measures approximately 5.84m x 3.07m (19'1" x 10'0"), offering substantial additional space and further versatility.

A separate nursery/dressing room measures approximately 4.14m x 1.98m (13'6" x 6'5") and benefits from a rear-facing window.

The en-suite is fitted with a shower cubicle, wash hand basin and WC.

Further bedroom accommodation includes:

Bedroom Two: 4.40m x 3.90m (14'5" x 12'9"), with front-facing window and fitted wardrobes.

Bedroom Three: 3.90m x 3.47m (12'9" x 11'4"), with rear-facing window.

Bedroom Four: With front-facing window and useful over-stairs storage cupboard.

The spacious family bathroom measures approximately 3.43m x 2.53m (11'3" x 8'3") and is fitted with a corner bath, separate shower enclosure with mains shower, WC, wash hand basin and heated towel rail. Windows to the side and rear provide natural light.

OUTSIDE

To the front, the property benefits from a low-maintenance courtyard garden, with metal gates providing access to the driveway.

The driveway leads to the substantial oversized double garage, which benefits from a large garage door, pedestrian access, power and lighting. There is also extensive additional off-road parking.

The enclosed rear garden is predominantly laid to lawn and features a range of established plants and shrubs, creating an attractive outdoor space for families, gardening and entertaining. There is off-road parking for up to three vehicles, together with external security lighting and an outside cold water tap.

A particularly attractive feature is the delightful outlook towards the historic spire of Gosberton church, providing a picturesque backdrop to the garden.

LOCATION

Situated in the heart of the popular village of Gosberton, the property is conveniently positioned within walking distance of local amenities, including the GP surgery, schools and recreational facilities.

Gosberton offers a popular village setting with a range of everyday amenities, while the surrounding area provides convenient access to Spalding and neighbouring towns.

SUMMARY

Offering the flexibility of five or six bedrooms, multiple reception rooms, a substantial lounge/diner, separate office, garden room with bi-folding doors, oversized double garage and excellent parking, this is a particularly spacious and versatile detached family home.

Whether you are looking for a larger family home, accommodation for multi-generational living, additional bedrooms or dedicated home-working space, this property offers an exceptional amount of flexibility.

Combined with its generous outside space and attractive views of Gosberton church spire, this is a fantastic opportunity to acquire a substantial detached home in a highly regarded village location.

Early viewing is highly recommended to fully appreciate the size, layout and versatility of the accommodation on offer.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band E

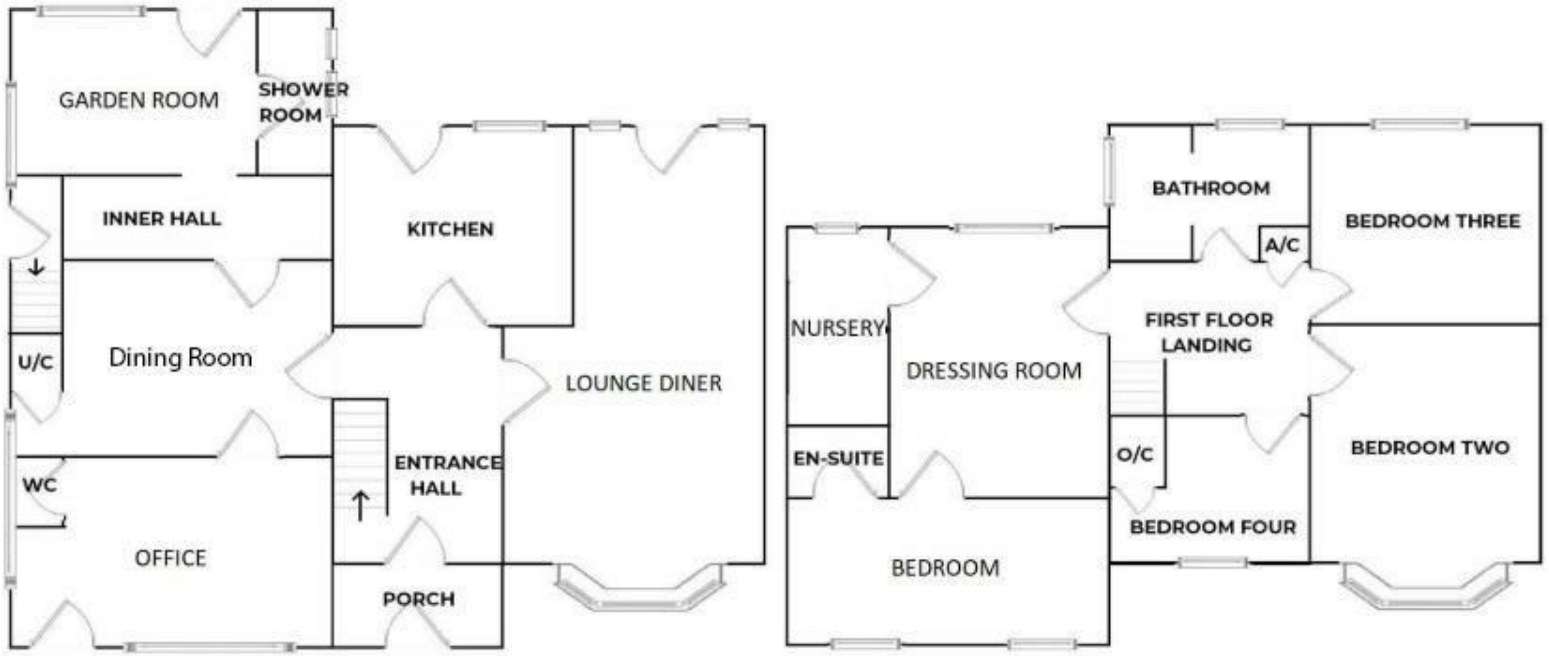
Viewings – By Appointment Only

Floor Area – 312.00 sq ft

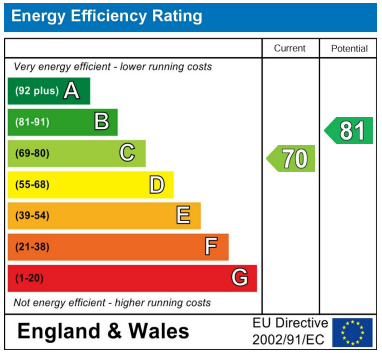
Tenure – Freehold











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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