





19 BOWGATE

SPALDING, PE11 4ND

£365,000

FREEHOLD

NO ONWARD CHAIN | FOUR-BEDROOM FAMILY HOME | GOSBERTON | 2,151 SQ FT | OPEN-PLAN KITCHEN/DINER | TWO RECEPTION ROOMS | PLAYROOM | UTILITY ROOM | TWO BATHROOMS | AMPLE OFF-ROAD PARKING

Sedge Estate Agents are delighted to offer for sale this spacious four-bedroom family home, situated in a peaceful location in Gosberton and offered to the market with NO ONWARD CHAIN. Extending to approximately 2,151 sq ft, the property provides generous and versatile accommodation, making it an excellent choice for growing families seeking additional living space.

The ground floor features a large open-plan kitchen/diner, ideal for family life and entertaining, alongside a generous lounge which flows through to a separate sitting room. A dedicated playroom provides further flexibility and could also be used as a home office or additional reception space. A practical utility room completes the ground-floor accommodation.

To the first floor are four well-proportioned bedrooms, served by two bathrooms, including a separate shower room.

Externally, the property benefits from a large driveway providing ample off-road parking.

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• Spacious Layout 2151 square feet • Chain Free • Open-Plan Living • Modern Kitchen • Playroom Space • Two Bathrooms • Enclosed Garden • Peaceful Location • Versatile Rooms • Call today





Hallway

Hallway
A welcoming entrance hall providing access to the main living areas, with stairs leading to the first floor.

WC

WC (0.89m x 1.78m / 2'11" x 5'10")
A convenient downstairs cloakroom with a WC and wash basin.

Lounge

Lounge (6.17m x 4.37m / 20'3" x 14'4")
A spacious and bright lounge, perfect for relaxing or entertaining, with an open-plan flow into the sitting room, creating a sociable and airy living space.

Sitting Room

Sitting Room (3.02m x 3.63m / 9'11" x 11'11")
An additional sitting area adjoining the lounge, offering versatility as a snug, reading area, or formal reception space.

Kitchen Area

Kitchen Area (3.02m x 4.04m / 9'11" x 13'3")
A well-equipped kitchen area with modern units, quality appliances, and ample workspace, seamlessly connecting to the open-plan kitchen/diner.

Kitchen/Diner

Kitchen/Diner (7.26m x 4.55m / 23'10" x 14'11")
A stunning open-plan kitchen/dining space, ideal for family gatherings and entertaining. With generous space for a dining table and direct access to the garden, this room is the heart of the home.

Play Room

Play Room (5.28m x 4.55m / 17'4" x 14'11")
A large and flexible playroom, perfect for children or as a multi-purpose space such as a home office, gym, or additional lounge area.

Utility

Utility Room (2.26m x 3.35m / 7'5" x 11'0")
A practical utility space with additional storage and plumbing for laundry appliances, keeping household chores separate from the main living areas.

Landing

Landing (3.67m x 5.21m / 12'0" x 17'1")
A spacious landing area providing access to all upstairs rooms, with potential for additional storage or seating space.

Bedroom 1

Bedroom 1 (3.68m x 3.71m / 12'1" x 12'2")
A generously sized double bedroom with plenty of space for wardrobes and furniture, offering a comfortable and private retreat.

Bedroom 2

Bedroom 2 (3.20m x 3.28m / 10'6" x 10'9")
A well-proportioned double bedroom, ideal for guests or family members, with ample natural light.

Bedroom 3

Bedroom 3 (3.68m x 3.81m / 12'1" x 12'6")
Another spacious double bedroom, perfect as a main or guest bedroom, with enough space for storage and furnishings.

Bedroom 4

Bedroom 4 (2.26m x 4.24m / 7'5" x 13'11")
A bright and versatile room that can serve as a bedroom, home office, or study space.

Bathroom

Bathroom (2.39m x 2.31m / 7'10" x 7'7")
A stylish and modern family bathroom, featuring a bathtub, wash basin, and WC, perfect for unwinding after a long day.

Shower Room

Shower Room (2.26m x 2.41m / 7'5" x 7'11")
A contemporary shower room with a walk-in shower, wash basin, and WC, offering convenience for busy households.

External to property

The exterior of this stunning family home is just as impressive as its interior. A large driveway provides ample off-road parking for multiple vehicles, ensuring both convenience and practicality. The well-established front garden is beautifully maintained, featuring a variety of mature plants, shrubs, and seasonal flowers that create a warm and inviting first impression.

To the rear, the enclosed garden offers a private and peaceful retreat, perfect for relaxation or entertaining. Bursting with vibrant colors in the summer months, the garden comes alive with incredible flowers and bloomage, providing a stunning natural backdrop. Whether you're enjoying a morning coffee on the patio, hosting a summer barbecue, or simply unwinding in the fresh air, this garden offers a truly idyllic outdoor space for the whole family to enjoy.

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 D

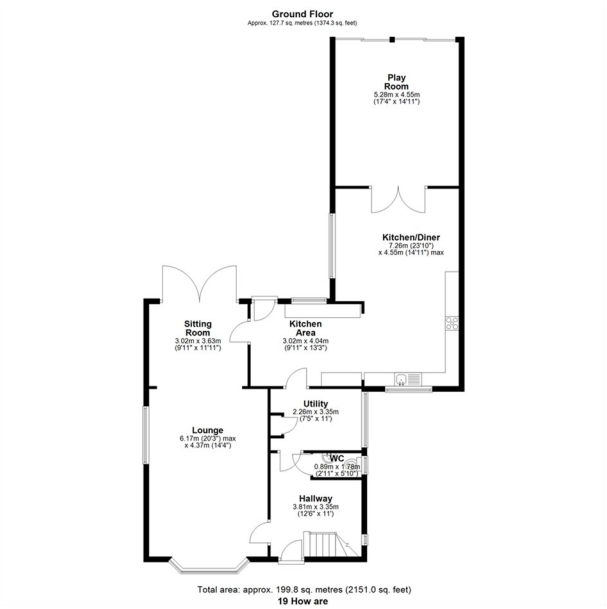
Viewings – By Appointment Only

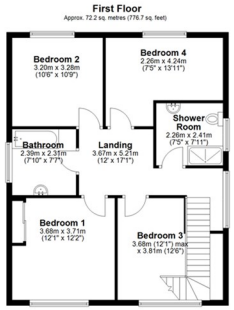
Floor Area – 2151.00 sq ft

Tenure – Freehold

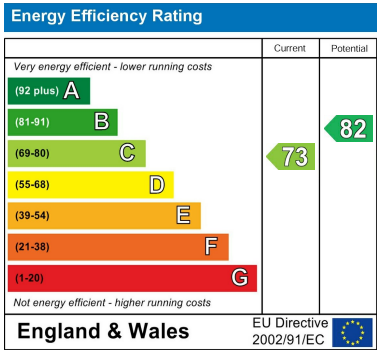












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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