



147 Westhorpe Road
Gosberton, Spalding, Lincolnshire, PE11 4EN

Guide Price
£170,000

4 Bedroom Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Sitting on 0.32 acre plot (sts)
- No Onward Chain
- Grade II Listed
- Detached Characterful 4 Bedroom Cottage
- Lounge and Dining Room
- Outbuildings and Stable
- Semi Rural Location with Open Views
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 147 Westhorpe Road, Gosberton, Spalding, Lincolnshire, PE11 4EN](#)



Overview

Modern Method Of Auction - T & C's Apply - Bursting with charm and character, occupying a generous 0.32 acre plot (sts), this detached cottage is set in a semi rural location on the fringe of the popular village of Gosberton, being within close proximity to schools, shops and other local amenities. Enjoying open views, the property dates from the early 18th century, boasts original features including exposed beams and is Grade II Listed.

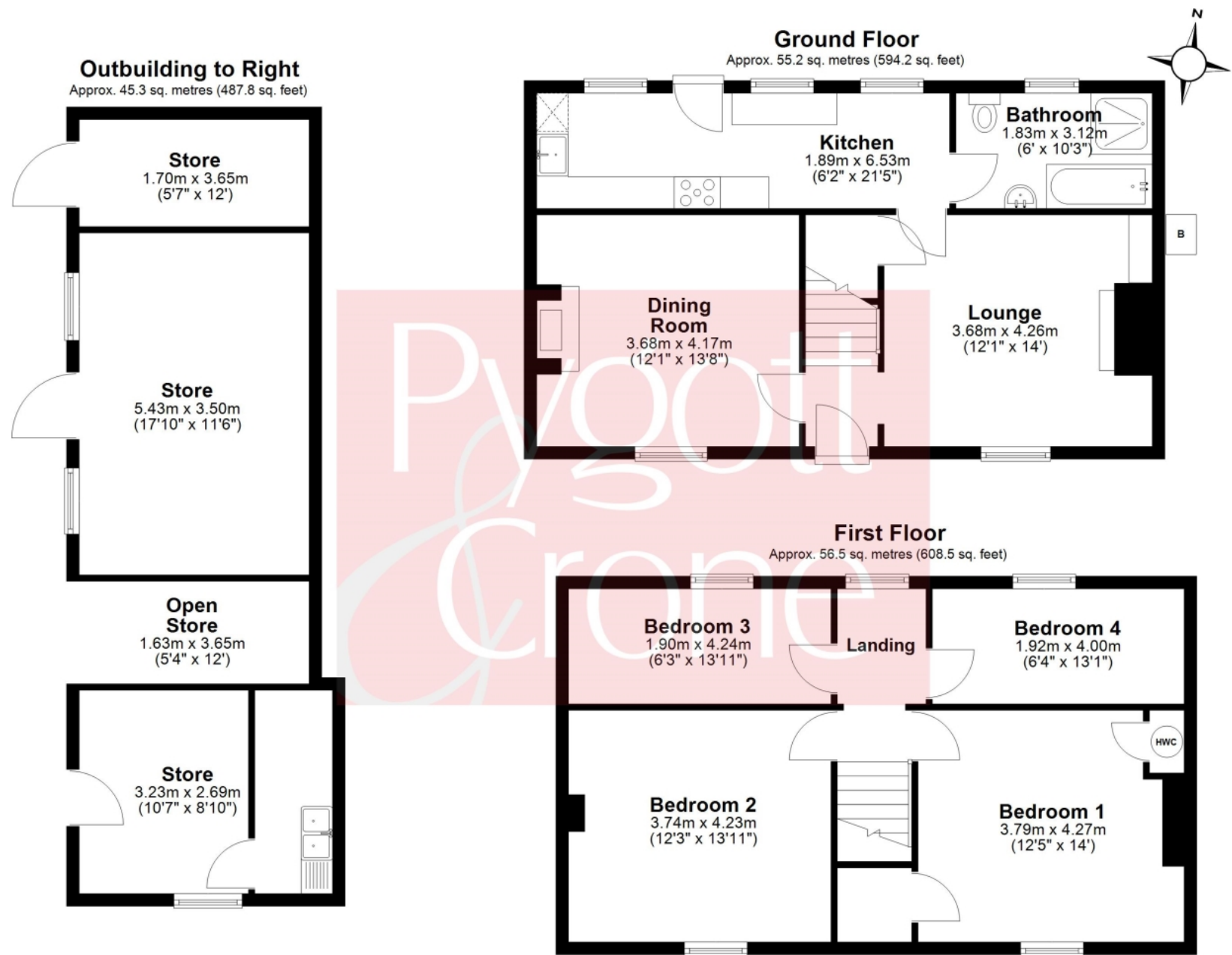
This home features accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen with Belfast sink, downstairs four piece Bathroom and upstairs offers four well proportioned Bedrooms.

Outside there is a small paddock/grass area to the side with separate gated access, outside Store/Utility, open fronted Wood Store, Outbuilding with adjoining stable, patio and lawned garden all with fantastic views across the neighbouring fields. There is off road parking to the side with gated access to the rear.

Agent's Note: The property is serviced by a septic tank.







Total area: approx. 157.1 sq. metres (1690.5 sq. feet)

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



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Spalding branch

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