



3 Poachers Hide
Gosberton, Spalding, Lincolnshire, PE11 4PF

£200,000

3 Bedroom Semi-Detached House

- Freehold
- Well-presented three-bedroom semi-detached family home situated in the popular village of Gosberton, ideal for families, first-time buyers and those looking to upsize.
- Convenient village location within walking distance of the primary school, local shop, village pub and other everyday amenities, with excellent access to neighbouring villages and surrounding market towns.
- Spacious ground floor accommodation comprising an entrance porch, generous lounge flowing into the dining area, separate kitchen, and a bright conservatory accessed via patio doors from the dining room.
- Three well-proportioned first-floor bedrooms served by a family bathroom, providing comfortable and versatile living space for the whole family.
- Enclosed, low-maintenance rear garden with gated side access, ample space for planting flowers, shrubs and borders, plus direct personnel door access to the single garage.
- Off-road parking and single garage, offering excellent storage and practicality, making this an attractive home in a sought-after village setting.

- EPC Rating - D, Council Tax Band - B

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Overview

Situated in the highly sought-after village of Gosberton, this well-presented three-bedroom semi-detached family home enjoys a convenient location within walking distance of the village primary school, local shop, traditional village pub, and a range of everyday amenities. The property also benefits from excellent road links, providing easy access to neighbouring villages and surrounding market towns, making it an excellent choice for commuters and families alike.

The accommodation is spacious, well laid out and perfectly suited to modern family living. Upon entering the property, you are welcomed by a practical entrance porch, providing a useful space for coats and shoes before leading into the generous lounge. This inviting reception room flows effortlessly through to the dining area, creating a bright and sociable living space, ideal for both everyday family life and entertaining guests.



The dining area benefits from patio doors opening into the conservatory, which provides a versatile additional reception room overlooking the rear garden. Whether used as a second sitting room, playroom, home office or garden room, this light-filled space offers flexibility to suit a variety of lifestyles. The separate kitchen offers ample worktop and cupboard space, providing a practical area for everyday cooking with the potential for buyers to personalise to their own taste. To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation, together with a family bathroom serving all three rooms.

Externally, the property continues to impress with its enclosed rear garden, designed for ease of maintenance while still offering an attractive outdoor space to enjoy. The garden provides plenty of room for a variety of plants, flowers and shrubs, allowing keen gardeners to add their own personal touch. Gated access adds further convenience, while a personnel door provides direct access into the single garage, making it ideal for additional storage, hobbies or secure parking.

To the front of the property, there is further garden area and paved access. to the rear of the property off-road parking is available together with access to the single garage.

Combining spacious accommodation, a convenient village location and excellent access to local amenities, schools and transport links, this delightful home presents an ideal opportunity for families, first-time buyers and those looking to upsize. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.





Poachers Hide, Gosberton, Spalding, PE11

Approximate Area = 864 sq ft / 80.2 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

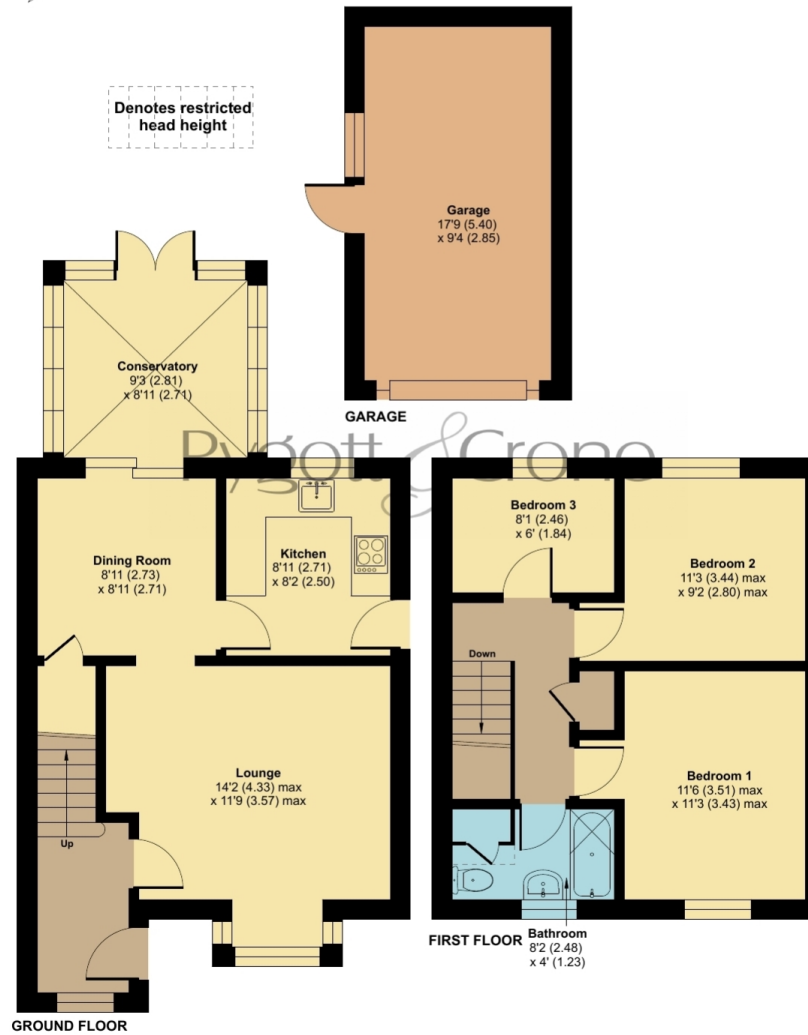
Garage = 165 sq ft / 15.3 sq m

Total = 1033 sq ft / 95.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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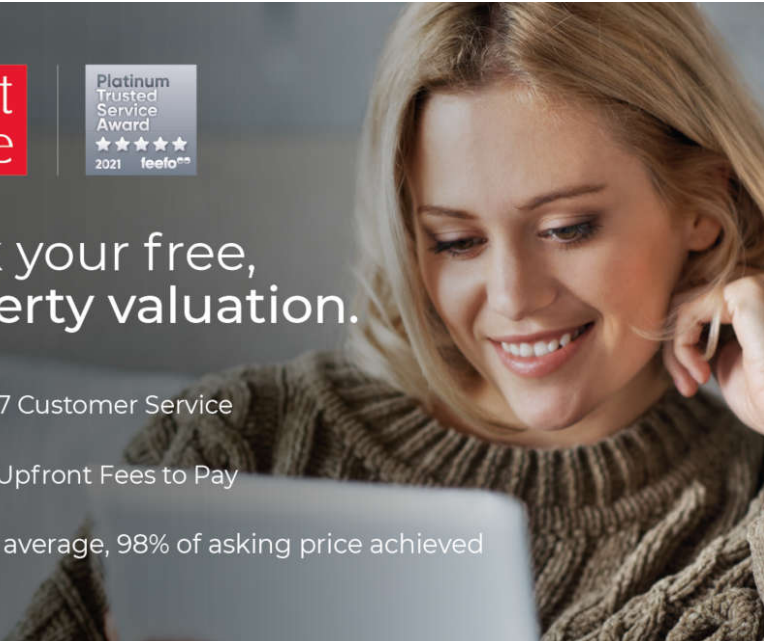







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3 Poachers Hide, Gosberton
is on the market with our Spalding branch

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