



Platinum Close, Gosberton SPALDING PE11 4PP

welcome to

Platinum Close, Gosberton SPALDING

Combining STYLE, COMFORT & CONVENIENCE, this immaculate three-bedroom semi-detached home FEATURES NOTABLE UPGRADES THROUGHOUT. Perfect for FAMILIES & FIRST TIME BUYERS, it offers a spacious kitchen-diner, EN-SUITE TO MASTER & a detached garage. Early viewing is highly recommended



Entrance Hall

Having stairs to the first floor.

W/C

6' 4" x 3' 4" (1.93m x 1.02m)

Comprising of a W/C. Sink. Extractor.

Lounge

17' 9" x 15' 7" (5.41m x 4.75m)

Kitchen

12' 5" x 19' 5" (3.78m x 5.92m)

Having wall and base units. One and a half bowl sink. French doors leading to the garden. Integrated electric oven, four ring induction hob, extractor, microwave, fridge freezer and dishwasher.

Landing

Comprising of loft access. Built-in airing cupboard housing the hot water tank.

Bedroom One

10' 8" x 13' 1" (3.25m x 3.99m)

Having a built-in double wardrobe.

Ensuite

5' 5" x 5' 10" (1.65m x 1.78m)

Comprising of a W/C. Sink. Shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Shaving point.

Bedroom Two

10' 9" x 11' 3" (3.28m x 3.43m)

Bedroom Three

12' 6" x 7' 8" (3.81m x 2.34m)

Bathroom

8' 4" x 7' 8" (2.54m x 2.34m)

Having a W/C. Inset sink. Bath with shower attachment. Shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Shaving point.

Exterior

Front: Having a drive for approximately two cars.

Side gate to rear. Small lawn. Path to the front door.

Rear: Enclosed by fencing. Lawn. Patio area.

Garage

20' 9" x 9' 8" (6.32m x 2.95m)

Having electric power door. Power and lighting.

Agents Note

This property has a annual management charge of £200 paid to Woodgate Developments LTD.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Platinum Close, Gosberton SPALDING

- EXECUTIVE STYLE THREE BEDROOM SEMI-DETACHED PROPERTY
- GOOD SIZED LOUNGE & KITCHEN DINER
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & DETACHED SINGLE GARAGE
- FULLY ENCLOSED GARDEN WITH LAWN & PATIO

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113419 - 0006

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