



Total area: approx. 104.0 sq. metres (1118.9 sq. feet)



**Topsgate, Gedney, Spalding
Lincolnshire PE12 0BS**

Price £310,000 Freehold

~ NO CHAIN ~

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS EXECUTIVE BUNGALOW SITUATED IN A SEMI-RURAL LOCATION *****

This fantastic three bedroom EXECUTIVE DETACHED BUNGALOW is situated on a good sized plot in a non-estate location and is being offered with NO CHAIN! The property is within easy access to the bus stop and a short distance to the local amenities of Fleet Hargate, and is approximately a three mile trip to the town of Holbeach where all the major amenities can be found, along with being just a short drive to the A17 connecting you to Norfolk, Boston, Spalding and Lincoln.

Internally there is a spacious entrance hall with two convenient storage cupboards. The good sized lounge spans across the rear of the home and benefits from being double aspect with views over the rear garden. The modern kitchen/diner benefits from having integrated appliances, along with an adjacent utility/laundry room which houses the wall mounted gas boiler. There are three good sized bedrooms, two of which are generous doubles with bedroom one having fitted wardrobes and a three piece en-suite shower room. The three piece bathroom suite then serves the two remaining bedrooms.

The front of the bungalow has block paved off-road parking for numerous vehicles, which then leads to the detached double garage with its remote controlled electric garage door. The side gated access opens up to the private and enclosed rear garden, with its rural fields to the rear aspect.

Accommodation comprises:-

No Chain, Detached Bungalow, Entrance Hall, Three Bedrooms, En-Suite to Bedroom One, Family Bathroom, Kitchen/Diner, Utility/Laundry Room, Double Aspect Lounge, Block Paved Off-Road Parking, Detached Double Garage with Remote Controlled Electric Door, Private & Enclosed Rear Garden, Semi-Rural Location.

Energy Efficiency Rating	
Current	Potential
	83
69	

Very energy efficient - lower running costs
Very environmentally friendly - lower CO2 emissions

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions
Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

8 Bridge Street, Spalding, PE11 1XA

01775 767575

10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Through the UPVC obscured double glazed side door, into the:-

ENTRANCE HALL :

Radiator, power points, loft hatch, storage cupboard with shelving

DOUBLE ASPECT LOUNGE :

19'8" x 13'1" (5.99m x 3.99m)



UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, UPVC double glazed window to the side, radiator, power points, gas fireplace, wall lights, TV point.

KITCHEN/DINER :

14'1" x 11'0 (4.29m x 3.35m)



UPVC double glazed window to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill about, a four burner gas hob with an extractor hood over, integrated fridge, integrated dishwasher, tiled splash backs, radiator, power points, TV point, telephone point.

UTILITY/LAUNDRY ROOM :

10'7" (max) x 6'4" (max) (3.23m (max) x 1.93m (max))

UPVC obscured double glazed door to the side, wall mounted combi-boiler, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, space and point for a fridge/freezer, radiator, power points, tiled splash backs.

BEDROOM ONE :

13'7" x 12'4" (4.14m x 3.76m)

UPVC double glazed window to the rear, range of fitted wardrobes and bedside cabinets, radiator, power points.

EN-SUITE :



UPVC obscured double glazed window to the side, fully tiled double shower cubicle with a built-in mixer shower on a sliding adjustable rail, W.C, vanity washbasin with a mixer tap over and storage cupboards beneath with a work surface over, full tiled walls, wall mounted light with shaver point, radiator.

BEDROOM TWO :

15'0" (max - narrowing to 12'7") x 11'5" (4.57m (max - narrowing to 3.84m) x 3.48m)



UPVC double glazed box bay window to the front, UPVC double glazed window to the side, radiator, power points.

BEDROOM THREE :

9'7" x 7'9" (2.92m x 2.36m)

UPVC double glazed window to the front, radiator, power points.

BATHROOM :



UPVC obscured double glazed window to the side, corner bath with a mixer tap and a mixer tap shower over, W.C with a push button flush with a vanity washbasin all set with storage cupboards beneath with a work surface over, fully tiled walls, extractor fan.

EXTERIOR :

The front of the property has a variety of mature shrub and flower borders with the rest then being laid to block paving, offering numerous off-road parking spaces which in turn leads to the detached double garage. The side pedestrian gate accesses the rear garden, with the side being enclosed by panel fencing and having a double width patio path and a door leading back through to the utility/laundry room. The rear garden is enclosed by panel fencing and is predominately laid to lawn with an extended patio seating area, a shed, a greenhouse, along with having rural fields to the rear. The far side of the bungalow is again enclosed by panel fencing, with a double width patio path and an outside tap.

DETACHED DOUBLE GARAGE :

Remote controlled electric garage door, power and lighting connected, UPVC personnel door opening out to the front garden.

SERVICES :

Council Tax Band - D (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Water

DIRECTIONS :

From our office on West End go straight over the traffic lights stay on this road for approximately two miles and turn right onto Old Main Road leading to Fleet Hargate, go through Fleet Hargate passed the garden centre heading towards Gedney and the property can be found on your left hand side.

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed

Offer Procedure
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees
Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.