



Gemari Mill Lane, Gedney Hill Spalding  
**£280,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Two/Three Double Bedrooms
- Jack And Jill Ensuite
- Modern Shower Room
- Enclosed Rear Garden
- Off Road Parking

## GROUND FLOOR

ENTRANCE HALL: Entrance door. UPVC Double glazed window to front. Stairs to first floor.

LOUNGE/BEDROOM: UPVC Double glazed window to front and side. Two radiators.

KITCHEN: UPVC Double glazed window to side and rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Floor standing oil boiler. Radiator.

SHOWER ROOM: UPVC Double glazed internal window. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.



SUN ROOM: UPVC Double glazed windows and French doors. Radiator.

## FIRST FLOOR

LANDING: UPVC Double glazed window to front.

BEDROOM: UPVC Double glazed window to rear. Air conditioning. Radiator.

JACK AND JILL ENSUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap. Heated towel rail.

BEDROOM: UPVC Double glazed window to front and side. Radiator.

## OUTSIDE

FRONT: Gravel driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area. Patio area. Block paved area with water feature. Hot tub. Field views.





**Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE**  
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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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