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66 Gedney Road, Long Sutton PE12 9JN

£285,000

**BELVOIR!**



## Key Features

- > MODERNISED DETACHED
  - > THREE BEDROOMS
  - > LUXURY FITTED KITCHEN
- > EN SUITE AND BATHROOM
  - > GAS CENTRAL HEATING
  - > OFF ROAD PARKING
  - > Tenure: Freehold
  - > EPC rating E



Belvoir incorporating Munton and Russell are pleased to offer this period detached home, situated on generous plot with ample off road parking. The property has been modernised throughout, including new fitted kitchen, bathroom and en-suite, new fitted log burner, new UPVC double glazed windows and rewired. The property is presented in immaculate order and ready to move in. Located on the edge of the popular market town of Long Sutton it offers good road links to Kings Lynn and Holbaech. The property in brief comprises of, entrance hall, large lounge, fitted kitchen, utility and cloak room. Upstairs has three generous bedroom, en suite to master and family bathroom, externally, ample off road parking and large lawned area.



### ENTRANCE HALL

Composite door with UPVC double glazed windows, stairs to floor landing, radiator.

### LOUNGE

24'0" x 10'1" (7.3m x 3.1m)

Twin UPVC double glazed bay windows to the front, two radiators, new feature inset log fuel stove. Measurements exclude bays.

### FITTED KITCHEN

14'1" x 8'5" (4.3m x 2.6m)

UPVC double glazed bay window to the side elevation, UPVC double glazed window to the rear elevation, newly fitted luxury kitchen with range of base and wall units, built in double oven, hob and canopy hood over, inset sink unit, integrated dishwasher, tiled floor, radiator.

### UTILITY

10'1" x 9'11" (3.1m x 3m)

UPVC double glazed window and door to the side elevation, base unit and work surface, plumbing for washing machine and space for refrigerator, tiled floor, radiator. Door to storage cupboard.

### CLOAKROOM

UPVC double glazed window to the side elevation, two-piece suite comprising of WC, wash hand basin, heated towel rail, tiled floor.

### LANDING

UPVC double glazed window to the side elevation, access to loft space.

### BEDROOM 1

11'11" x 10'1" (3.6m x 3.1m)

UPVC double glazed bay window to the front elevation, radiator.

### EN SUITE

UPVC double glazed window to the side elevation, newly fitted three piece suite comprising of WC, wash hand basin and vanity unit, enclosed shower cubicle, feature lighting, heated feature towel rail, tiling to walls.

### BEDROOM 2

12'0" x 10'1" (3.7m x 3.1m)

UPVC double glazed bay window to the front elevation, radiator.





### BEDROOM 3

9'8" x 7'4" (3m x 2.2m)

UPVC double glazed bay window to the side elevation, radiator.  
Maximum measurement.

### BATHROOM

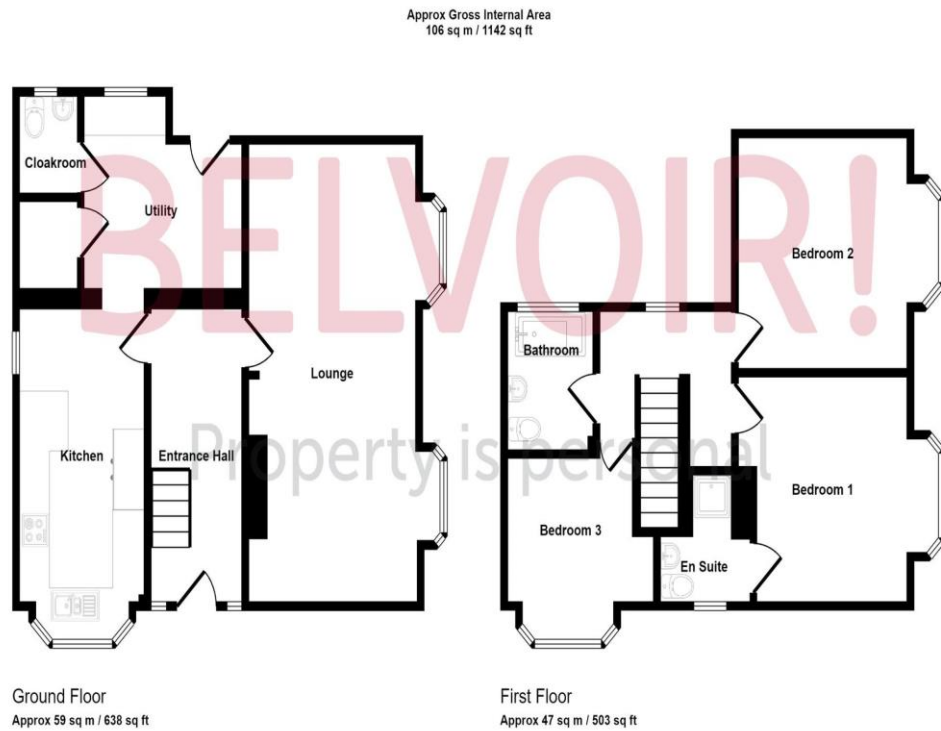
UPVC double glazed window to the side elevation, newly fitted three piece suite comprising of WC, wash hand basin and P Shaped bath with screen and rain fall and hand shower over, illuminated mirror, heated towel rail, tiling to walls.

### EXTERNALLY

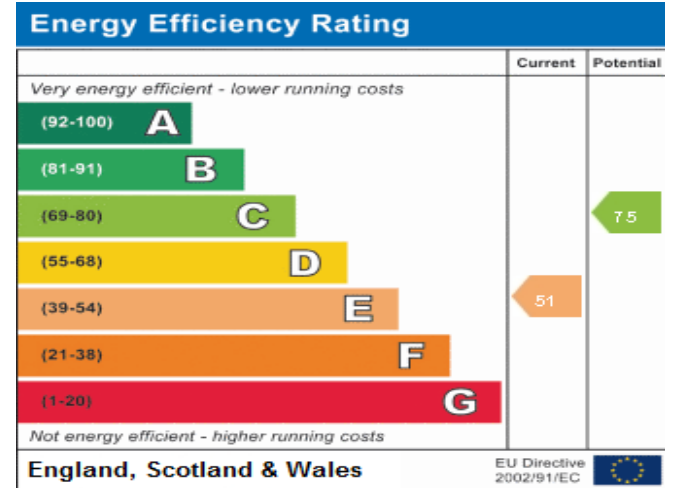
Garden is enclosed by fencing and hedging, large grave drive providing ample off road parking, laid to lawn.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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