

## LONG SUTTON

Gedney is a small village just off the A17, handy for the good range of facilities in the nearby town of Long Sutton. Long Sutton is located approximately 2 miles away and has a good range of amenities including a Co-Op Store/ Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electricians, Dentists, Hairdressers and various eateries. The larger town of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Gedney is also within an hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

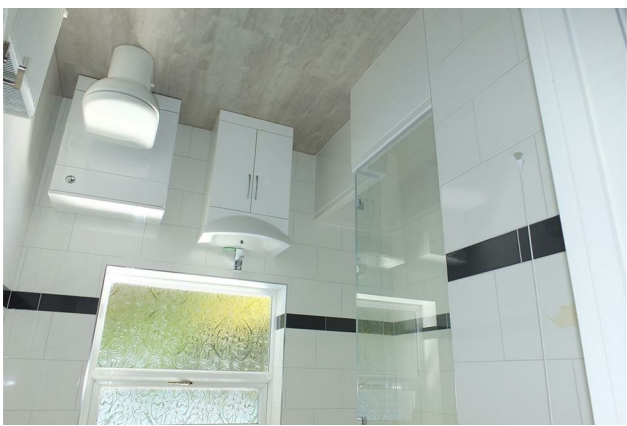
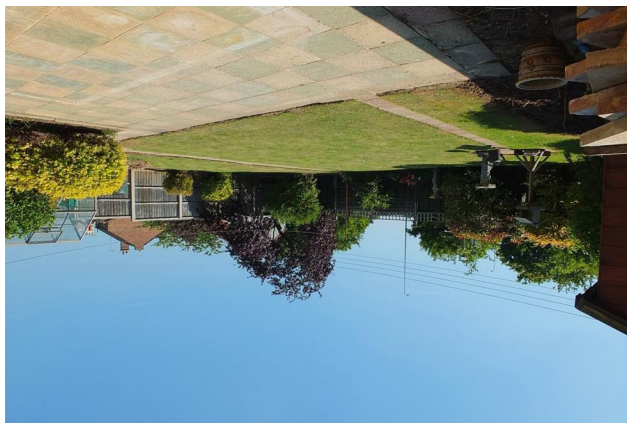
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Recently refurbished 3-bedroom detached bungalow located in a popular residential location. Offering a large kitchen/diner with a utility room off, a bright living room with sliding doors to the garden, 3 bedrooms, along with a newly installed bathroom, and separate cloakroom. With a private garden fully fenced and laid to lawn with a large patio area and bordered with mature trees, shrubs, and bushes. To the front is another lawned garden and a driveway providing off-road parking for 1 vehicle leading to an integral garage with an up-and-over door. Within walking distance of the bus stop for the Kings Lynn to Spalding bus service. Offered with vacant possession and

### 5 St. Marys Meadows, Gedney, Lincolnshire, PE12 0DL



Offers in the region of £269,500 Freehold





### Hallway

12'9" x 4'11" (3.90 x 1.50)

L-shaped hallway. Coved ceiling. Access to loft. uPVC double-glazed door to front with matching side panel. Access to airing cupboard housing hot water cylinder. BT openreach socket. Thermostat Radiator. Brand new carpet.

### Kitchen

11'9" x 10'5" (3.60 x 3.19)

Coved ceiling. uPVC double-glazed window to front. Range of matching wall and base units. with worktops over. Composite 1-and-a-half bowl sink with drainer and mixer tap. 'Whirlpool' gas oven with hob and extractor fan over. Space for under-counter fridge. Tiled splashbacks. Double power points. Television point. Radiator. Tiled floor.

### Utility Room

10'5" x 6'10" (3.19 x 2.10)

Coved ceiling. Part uPVC, part double-glazed door to side. uPVC double-glazed window to side. Base units with worktop over. Stainless steel sink and drainer with mixertap over. Space and plumbing for washing machine. Wall-hung Ideal Logic Max gas boiler newly installed in 2022. Electric consumer unit. Tiled splash backs. Double power points. Radiator. Tiled floor.

### Living Room

18'7" x 11'10" (5.68 x 3.61)

Coved ceiling. Part uPVC, part double-glazed patio door to rear. uPVC double-glazed window to rear. Double power points. Newly laid carpet.

### Cloakroom

7'9" x 3'5" (2.38 x 1.06)

Coved ceiling. Fully tiled walls and floor. uPVC double-glazed privacy window to rear. Vanity hand basin. Back to wall WC.

### Bathroom

8'1" x 7'10" (2.47 x 2.39)

Coved ceiling. Fully tiled walls and floor. Vanity basin. Back to wall WC. L-shaped bath with mixer head and shower head attachment. Radiator.

### Bedroom 1

11'10" x 11'10" (max) (3.61 x 3.61 (max))

uPVC double-glazed window to rear. Double power points. Radiator.

### Bedroom 2

11'11" x 10'5" (3.65 x 3.19)

uPVC double-glazed bay-style window to front. Double power points. Radiator.

### Bedroom 3

10'5" x 6'9" (3.19 x 2.06)

uPVC double-glazed window to front. Double power points. Radiator.

### Outside

To the rear a neatly manicured lawn with a large patio area. Borders with mature trees, bushes, and shrubs. Fully fenced. Wooden shed. Greenhouse. Outside tap. Outside light. To the front a further lawned area with mature shrubs and bushes. Off-road parking for 1 vehicle and an integral garage.

### Garage

16'6" x 8'9" (5.04 x 2.68)

Single integral garage. Up and over garage door. Part uPVC, part double-glazed door to side. Lighting and power.

### Services and Further Information

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea.

For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

### Energy Performance Certificate

EPC Rating Band C. If you would like to view the full EPC then please enquire at our Long Sutton office.

### Council Tax

Council Tax Band C. For more information, please contact South Holland District Council. Tel: 01775 761161

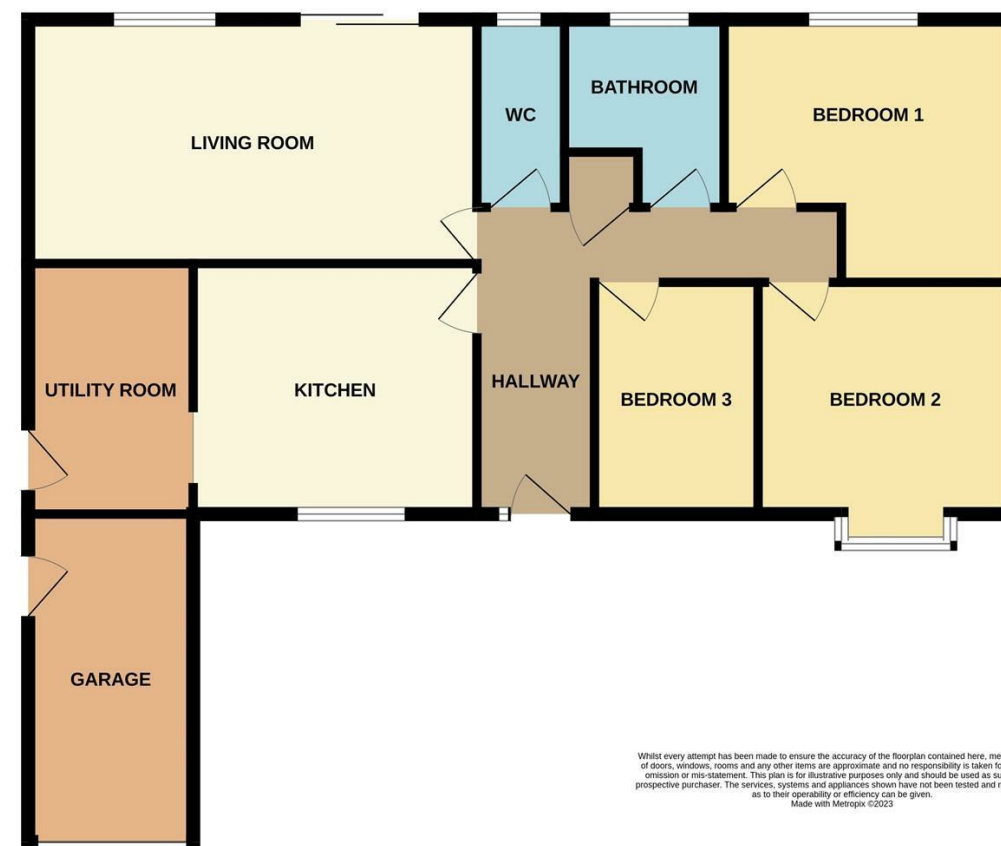
### Directions

From our Long Sutton office head west onto Gedney Road and continue to the roundabout on the A17. Take the 4th exit into Gedney and follow the road Chapel Gate for about 1/4 mile taking the third right into St Marys Meadows. The property can be located a short way down on the left.

FURTHER INFORMATION and arrangements to view may be obtained for the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00 am to 5.30 pm and Saturday 9.00 am to 1.00 pm

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.