



**Main Road, Gedney Spalding PE12 0AA**

**welcome to**

**Main Road, Gedney Spalding**

SOME MODERNISATION REQUIRED, PUT YOUR OWN STAMP ON IT!! Three bedroom Semi-Detached House, GOOD SIZED LOUNGE & KITCHEN DINER. Off road parking to the rear, ENCLOSED YARD & SUBSTANTIAL LAWNED GARDEN AREA TO THE REAR IDEAL FOR THE GOOD LIFE. Situated on the outskirts of Long Sutton With Good Bus Route



## **Entrance Hall**

### **Lounge**

13' x 13' 9" ( 3.96m x 4.19m )

having feature fireplace with tiled hearth and timber surround.

### **Kitchen**

7' 10" x 16' 11" ( 2.39m x 5.16m )

having range of units at wall and base level, one and half bowl sink, integrated electric oven, grill 4 ring hob and extractor over. Space for washing machine, tiled floor and built in understair cupboard.

### **Rear Porch**

4' 10" x 7' 4" ( 1.47m x 2.24m )

having space for fridge freezer and door to garden.

### **Bedroom 1**

10' 1" x 10' 5" ( 3.07m x 3.17m )

### **Bedroom 2**

10' 11" x 9' ( 3.33m x 2.74m )

having built in airing cupboard with wall mounted gas boiler.

### **Bedroom 3**

8' x 7' 7" ( 2.44m x 2.31m )

### **Bathroom**

5' 5" x 6' ( 1.65m x 1.83m )

having bath with shower over, low level WC, pedestal wash hand basin and partly tiled walls.

### **Outside**

The property is set back behind a lawned foregarden with pathway leading to front door. The low maintenance rear garden is enclosed by fencing with paving and circular patio. Rear gate gives access to the parking area with additional garden which is laid to lawn with mature trees.



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## Main Road, Gedney Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- GOOD SIZED LOUNGE & KITCHEN DINER
- OFF ROAD PARKING
- ENCLOSED YARD & SUBSTANTIAL LAWN TO THE REAR
- SHORT DISTANCE FROM TOWN CENTRE & AMENITIES

Tenure: Freehold EPC Rating: C

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST105774 - 0011

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