



St. Marys Meadows, Gedney Spalding PE12 0DL



welcome to

St. Marys Meadows, Gedney Spalding

EXECUTIVE DETACHED PROPERTY WITH SPACIOUS ACCOMMODATION FOR ALL THE FAMILY. Four Double Bedrooms, THREE RECEPTION ROOMS, Kitchen & Utility. Family Bathroom, DRESSING ROOM & EN-SUITE TO MASTER, downstairs WC. Ample parking, INTEGRAL DOUBLE GARAGE & Good sized rear garden. BOOK YOUR VIEWING TODAY



Entrance Hall

having stairs to first floor and laminate flooring.

Lounge

23' 4" x 15' 8" (7.11m x 4.78m)

having feature fireplace with inset gas fire and bay window to front.

Conservatory

11' 1" x 11' 5" (3.38m x 3.48m)

having double doors to garden, ceiling light with fan and tiled floor.

Dining Room

11' 4" x 14' (3.45m x 4.27m)

having feature bay window with built-in seating.

Study

8' 11" x 10' 2" Max (2.72m x 3.10m Max)

having door to garage.

Kitchen

9' 10" x 11' 2" (3.00m x 3.40m)

having range of units at wall and base level, one and half stainless steel sink. Space for electric double range oven, integrated stainless steel extractor and dishwasher. Built-in two seater breakfast bar and tiled floor.

Utility Room

7' x 7' 9" (2.13m x 2.36m)

having units at wall and base level, space for washing machine, tumble drier and fridge freezer. Tiled floor and side door to garden.

Cloakroom

5' 6" x 7' 9" (1.68m x 2.36m)

having low level WC and pedestal wash hand basin. Tiled floor.

Landing

having built-in airing cupboard with hot water tank.

Bedroom 1

14' 11" x 15' 9" (4.55m x 4.80m)

having range of built-in wardrobes and drawers.

Having archway leading to dressing area:

Dressing Area

8' 1" x 8' 3" (2.46m x 2.51m)

Ensuite

8' 1" x 7' (2.46m x 2.13m)

having shower cubicle with dual head thermostat shower, low level WC and inset sink. Heated towel rail, extractor fan, tiled walls and floor.

Bedroom 2

11' 5" x 11' (3.48m x 3.35m)

Bedroom 3

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom 4

7' 9" x 14' (2.36m x 4.27m)

Bathroom

7' 2" x 10' 8" (2.18m x 3.25m)

having bath, shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

Outside

the property is set back behind a large drive with space for several vehicles. Handgate leading to the rear garden which is laid to lawn with shrubs to the rear and side. Patio seating area, timber garden shed and green house.

Double Garage

17' 4" x 17' 9" (5.28m x 5.41m)

having two up and over doors, power and light. Having additional storage space (7' 7 x 6' 5) with freestanding gas boiler and loft access.



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welcome to

St. Marys Meadows, Gedney Spalding

- FOUR DOUBLE BEDROOM EXECUTIVE DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- SUBSTANTIAL REAR GARDEN WITH OPEN VIEWS

Tenure: Freehold EPC Rating: D

offers over

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST105497



Property Ref:
LST105497 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk