



Copper Beeches Main Road, Gedney Drove End Spalding PE12 9PD



**william
h brown**

welcome to

Copper Beeches Main Road, Gedney Drove End Spalding

GARDENERS PARADISE!! Three bedroom detached bungalow with MATURE GARDENS offering a MEDITERRANEAN FEEL. Lounge with log burner, Conservatory & KITCHEN WITH CENTRAL ISLAND. Family Shower Room, Front & Rear porch OFF ROAD PARKING FOR AT LEAST Two CARS, Front & Rear Gardens. CALL TO BOOK YOUR VIEWING



Front Porch

Internal door to:

Lounge

14' 8" x 12' 3" (4.47m x 3.73m)

Feature fireplace with inset wood burner, brick surround and solid oak mantle. Laminate flooring and door to:

Kitchen

15' 9" x 12' 2" (4.80m x 3.71m)

A Wren kitchen having a range of wall and base units, single bowl Belfast sink and solid wood work surfaces. Integrated electric oven, four ring induction hob, extractor, fridge, freezer and dishwasher. Central island with solid wood surface and storage beneath. Indian sandstone tiled floor, door to rear porch, door to inner hallway and door to:

Conservatory

13' 11" x 10' 6" (4.24m x 3.20m)

Having French doors to rear garden

Rear Porch

7' 10" x 7' 11" (2.39m x 2.41m)

Paved floor and door to rear garden

Inner Hallway

Doors off to all bedrooms and shower room

Bedroom 1

13' 9" x 11' 11" (4.19m x 3.63m)

Laminate flooring and French Doors to front

Bedroom 2

11' 6" x 9' 1" (3.51m x 2.77m)

Laminate flooring

Bedroom 3

10' 8" x 8' 9" (3.25m x 2.67m)

Laminate flooring

Shower Room

8' 5" x 5' 2" (2.57m x 1.57m)

Comprising three piece suite of WC, pedestal sink

and double shower cubicle with dual head thermostatic shower. Fully tiled walls and floor, heated towel rail and extractor

Outside

The property is approached via double wrought iron gates leading to a gravel driveway providing off road parking for at least 2 cars. There is a front garden to the left of the drive consisting of a pond and a range of plants and shrubs. The rear garden is fully enclosed and has been created solely by the vendor, giving a partly mediterranean feel with a great deal of privacy and seclusion. With a wide range of plants and shrubs, the garden features fruit trees including apple and apricot, a walled garden area and a raised decked area to the rear enjoying the open field views. The outside space really is a gardeners delight.



view this property online williamhbrown.co.uk/Property/LST105983



welcome to

Copper Beeches Main Road, Gedney Drove End Spalding

- THREE BEDROOM DETACHED BUNGALOW
- LOUNGE WITH LOG BURNER, CONSERVATORY & KITCHEN WITH CENTRAL ISLAND
- FAMILY SHOWER ROOM WITH THREE PIECE SUITE
- MATURE GARDENS TO FRONT & REAR OFFERING A GARDENERS PARADISE
- RURAL LOCATION

Tenure: Freehold EPC Rating: D

offers over

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST105983](https://www.williamhbrown.co.uk/Property/LST105983)



Property Ref:
LST105983 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](https://www.williamhbrown.co.uk)