



**Biyadoo Church Gate, Gedney Spalding PE12 0BZ**

**welcome to**

**Biyadoo Church Gate, Gedney Spalding**

TURN THE KEY TO YOUR NEW HOME AND RELAX. This spacious 3 double bedroom bungalow has been renovated by the current owner to a high specification. With Modern Kitchen, Shower Room and Ensuite. With large reception rooms and outside space ideal for entertaining family and friends. CALL TODAY TO VIEW,



**Entrance Hall**

having built-in airing cupboard with hot water tank.  
Woodpecker flooring.

**Snug/ Sitting Room**

11' 1" x 9' 10" ( 3.38m x 3.00m )  
being open plan to dining room. Woodpecker  
flooring.

**Dining Room**

11' x 9' 10" ( 3.35m x 3.00m )  
having woodpecker floor.

**Kitchen/ Dining Room**

15' 8" Max x 20' 10" Max ( 4.78m Max x 6.35m Max )  
having range of units at wall and base level, one and  
half bowl ceramic sink with marble work surfaces.  
Integrated electric oven, induction hob and extractor.  
Woodpecker flooring.

**Utility Room**

5' 9" x 7' 6" ( 1.75m x 2.29m )  
having units at base level, space for washing machine  
and tumble drier, stainless steel sink. Wall mounted  
boiler installed in 2023, woodpecker flooring and  
side door to driveway.

**Conservatory**

11' 10" x 17' 2" ( 3.61m x 5.23m )  
having french doors to garden and woodpecker  
flooring.

**Bedroom 1**

12' 7" x 13' ( 3.84m x 3.96m )

**Ensuite**

having double shower cubicle with dual head  
thermostat shower, low level WC and inset sink.  
Extractor fan and woodpecker flooring.

**Bedroom 2**

19' 7" x 10' 9" Max ( 5.97m x 3.28m Max )

**Bedroom 3**

10' 1" x 10' 8" ( 3.07m x 3.25m )

**Shower Room**

having double shower cubicle with dual head

thermostat shower, low level WC and inset sink.  
Extractor fan and woodpecker flooring.

**Double Garage**

18' 10" x 17' 9" ( 5.74m x 5.41m )  
having electric up and over door, power and light.

**Double Garage**

18' 10" x 17' 9" ( 5.74m x 5.41m )  
having electric up and over door, power and light  
door leading to office area (6'5 x 4'10) and WC with  
Low level WC and Sink.

**Office Area**

6' 5" x 12' 5" ( 1.96m x 3.78m )

**Wc**

6' 5" x 4' 10" ( 1.96m x 1.47m )  
having low level WC and sink.

**Outside**

the property sits back behind a large gated driveway  
offering off road parking for multiple vehicles, The  
rear garden is laid to lawn with plants shrubs with  
paved area and decorative gravel area.



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welcome to

## Biyadoo Church Gate, Gedney Spalding

- DETACHED SPACIOUS BUNGALOW IN VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- SITTING ROOM, DINING ROOM AND CONSERVATORY
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: C

# £415,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LST106316 - 0009

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