

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.

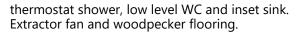
Bedroom 1

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



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" ($5.74m \times 5.41m$) 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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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



view this property online williamhbrown.co.uk/Property/LST106316



Property Ref:

LST106316 - 0009

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