



**Wildfowlers Way, Gedney Drove End Spalding PE12 9PL**

**welcome to**

**Wildfowlers Way, Gedney Drove End Spalding**

FIELD VIEWS. This well presented family home is ready for it's next owner to turn the key and move in. Situated in the rural village of Gedney Drove End with the sea marsh a short distance away ideal for dog walkers. With good sized accommodation ideal for family living and entertaining CALL TO VIEW



**Entrance Hall**

having entrance door with matching side screen

**Lounge**

18' 9" x 12' 6" Max ( 5.71m x 3.81m Max )  
having attractive fire place with electric fire, patio doors into Conservatory and window to front.

**Conservatory**

16' 8" x 11' 6" ( 5.08m x 3.51m )  
being of brick and UPVC construction with patio doors to garden.

**Kitchen**

11' 1" x 18' 5" ( 3.38m x 5.61m )  
having range of units at wall and base level, worktops with inset a sink, eye level oven, electric hob and extractor. Space for washing machine and dishwasher. Door to rear and windows to front and rear.

**Cloakroom**

having low level WC and vanity unit with inset sink.

**Landing**

having loft hatch and storage cupboard with radiator.

**Bedroom 1**

11' 7" x 13' 1" Max ( 3.53m x 3.99m Max )  
having window to rear.

**Bedroom 2**

11' 9" x 9' 3" ( 3.58m x 2.82m )  
having window to rear.

**Bedroom 3**

11' 6" x 8' 5" ( 3.51m x 2.57m )  
having window to front.

**Bathroom**

having bath with electric shower over, low level WC and sink inset into vanity unit with draws underneath. Fully tiled walls, heated towel rail and window to front.

**Outside**

the property sits back behind a gravel driveway offering off road parking for several cars. The fully enclosed rear garden is laid to lawn with raised beds, patio area having the combi boiler for the oil central heating and field views.



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## Wildfowlers Way, Gedney Drove End Spalding

- DETACHED FAMILY HOME WITH FIELD VIEWS
- SPACIOUS ACCOMMODATION INCLUDING CONSERVATORY OFF THE LOUNGE
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- OFF ROAD PARKING FOR SEVERAL CARS, GARAGE AND ENCLOSED REAR GARDEN ENJOYING FIELD VIEWS

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106253 - 0010

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