

Wildfowlers Way, Gedney Drove End Spalding PE12 9PL

# welcome to

# Wildfowlers Way, Gedney Drove End Spalding

FIELD VIEWS. This spacious 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

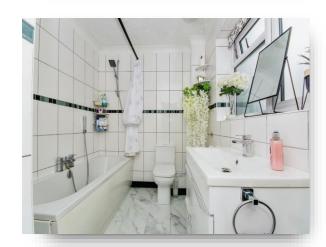












#### **Entrance Hall**

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

 $16' \ 8" \ x \ 11' \ 6" \ (\ \overline{5.08m} \ x \ 3.51m \ )$  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" (  $3.58m \times 2.82m$  ) 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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- 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

# £240,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LST106253 - 0011 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.





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