



Church View Topsgate, Gedney Spalding PE12 0BS

welcome to

Church View Topsgate, Gedney Spalding

FIELD VIEWS TO REAR. This Detached Bungalow is situated in the village of Gedney. With spacious accommodation ideal for family and friends. Situated in a non estate location with a bus regular bus service. The master bedroom as an ensuite and a family Shower Room.



Lounge

13' x 19' 8" (3.96m x 5.99m)

having attractive fireplace with gas fire inset. French doors to rear with windows to side and rear.

Kitchen

10' 11" x 14' (3.33m x 4.27m)

having range of units at wall and base level, worktops with composite sink and tiled splashbacks. Built-in double oven, gas hob, integrated fridge and dishwasher. Window to side.

Utility Room

10' 7" Max x 6' 4" Max (3.23m Max x 1.93m Max)

having range of units at wall and base level, worktops with stainless steel sink. Space for washing machine and tumble drier. Door to side.

Bedroom 1

13' 7" x 12' 3" (4.14m x 3.73m)

having fitted wardrobe and window to rear.

Ensuite

having shower cubicle, low level WC and wash hand basin. Fully tiled walls and window to side.

Bedroom 2

11' 5" into bay x 14' 10" (3.48m into bay x 4.52m)

having bay window to front and window to side.

Bedroom 3

9' 1" x 7' 10" (2.77m x 2.39m)

having window to front.

Shower Room

having bath, low level WC and wash hand basin. Fully tiled walls and window to front.

Double Garage

17' 10" x 17' 9" (5.44m x 5.41m)

having electric door with window and door to side.

Outside

the property is set behind a block paved driveway offering Off Road Parking for several cars. The rear

garden is fully enclosed with lawn and patio area. greenhouse and garden shed.



view this property online williamhbbrown.co.uk/Property/LST106659



welcome to

Church View Topsgate, Gedney Spalding

- DETACHED BUNGALOW IN VILLAGE LOCATION
- THREE BEDROOMS WITH ENSUITE TO MASTER
- GOOD SIZED LOUNGE WITH FRENCH DOORS TO GARDEN
- FIELD VIEWS TO REAR
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106659



Property Ref:

LST106659 - 0006

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