



**Hayfield Cottage Main Road, Gedney Drove End Spalding PE12 9PD**



**welcome to**

**Hayfield Cottage Main Road, Gedney Drove End Spalding**

FIELD VIEWS. This Detached House would make an ideal Family Home. With spacious accommodation ideal for entertaining or individual activities. Situated in the rural location of Gedney Drove End which is ideal for dog walking along the sea bank. With Long Sutton a short distance away.



### **Entrance Hall**

having understair cupboard.

### **Lounge**

13' x 17' 9" ( 3.96m x 5.41m )

having attractive fireplace with marble and wood surround. French doors to Conservatory and window to front. Laminate flooring.

### **Conservatory**

9' 6" x 15' 8" ( 2.90m x 4.78m )

being of brick and UPVC construction with french doors leading to garden.

### **Kitchen**

10' 11" x 17' 9" ( 3.33m x 5.41m )

having range of units at wall and base level, worktops with stainless steel sink. Space for cusine master double oven, electric 5 ring hob with heat pad. Space for washing machine, fridge/freezer, dishwasher and tumble drier. Door to side, windows to front and rear.

### **Landing**

having window to front and loft access.

### **Bedroom 1**

13' x 10' 10" ( 3.96m x 3.30m )

having window to rear.

### **Bedroom 2**

9' 2" x 11' ( 2.79m x 3.35m )

having window to rear and laminate flooring.

### **Bedroom 3**

8' 3" x 11' ( 2.51m x 3.35m )

having window to rear and laminate flooring.

### **Bathroom**

having oversized shower cubicle, low level WC and vanity unit. Window to front.

### **Workshop**

16' 7" x 7' 11" ( 5.05m x 2.41m )

having power, light and plumbing.

### **Outside**

the property is set back behind a gravel driveway offering Off Road Parking for several cars. The enclosed rear garden has the benefit of field views is laid to lawn with decking and patio area.



***view this property online*** [williamhbrown.co.uk/Property/LST106635](http://williamhbrown.co.uk/Property/LST106635)



welcome to

## Hayfield Cottage Main Road, Gedney Drove End Spalding

- DETACHED HOUSE IN RURAL LOCATION
- SPACIOUS ACCOMMODATION IDEAL FOR FAMILY LIVING
- LOUNGE WITH CONSERVATORY LEADING TO GARDEN
- THREE BEDROOMS
- WORKSHOP WITH POWER, LIGHT AND PLUMBING

Tenure: Freehold EPC Rating: D

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106635](http://williamhbrown.co.uk/Property/LST106635)



Property Ref:  
LST106635 - 0003

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](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**