



**Choices Folly Marsh Road, Gedney Drove End Spalding PE12 9PJ**

**welcome to**

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Three double bedroom detached property, NEEDING MODERNISATION. Quiet & Rural location, GOOD SIZED PLOT. Three reception rooms & REAR CONSERVATORY. Family bathroom & WC. Ample off road parking, INTEGRAL DOUBLE GARAGE/WORKSHOP. Enclosed garden to side & rear. AVAILABLE WITH NO CHAIN



## Auctioneer's Comments

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### Entrance Porch

3' 4" x 4' 10" ( 1.02m x 1.47m )  
having door to Lounge/Diner.

### Lounge/Diner

13' 10" x 27' 1" ( 4.22m x 8.26m )  
having brick fireplace with open fire and bay window to front.

### Kitchen/Diner

30' 4" x 9' 10" ( 9.25m x 3.00m )  
having range of units at wall and base level, worktops with one and half bowl sink. Space for double range cooker with gas hob. Space for fridge,

freezer and dishwasher.

### Utility Room

7' 10" x 7' 4" ( 2.39m x 2.24m )  
having space for washing machine and tumble drier.  
Side door access to the property.

### Snug

9' 7" x 12' 2" ( 2.92m x 3.71m )  
having brick fireplace with open fire. Sliding door to rear.

### Study

9' 10" x 13' 9" ( 3.00m x 4.19m )  
having spiral staircase to first floor.

### Cloakroom

4' 3" x 5' 10" ( 1.30m x 1.78m )  
having low level WC and wash hand basin.

### Conservatory

6' 6" x 16' 8" ( 1.98m x 5.08m )  
having side door to garden.

### Bedroom 1

13' 10" x 15' 10" ( 4.22m x 4.83m )  
having fitted shower cubicle with thermo shower, vanity unit with sink.

### Bedroom 2

13' 11" x 10' 9" ( 4.24m x 3.28m )

### Bedroom 3

9' 10" x 11' 6" ( 3.00m x 3.51m )

### Bathroom

9' 9" x 10' 5" ( 2.97m x 3.17m )  
having bath with mixer tap and shower attachment over, low level WC and wash hand basin. Tiled floor, shaving point and loft access.

### Garage And Workshop

20' 2" x 16' ( 6.15m x 4.88m )  
having double doors to front with internal access from Conservatory.

### Outside

the property is accessed via a 5 bar gate with off road parking for multiple vehicles. The rear garden is enclosed by fencing with timber garden shed.

## Agents Note

the vendor has made us aware that the plot size is approximately 0.3 acres (sts) and was advertised as such when he purchased it



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## Choices Folly Marsh Road, Gedney Drove End Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE DOUBLE BEDROOM DETACHED PROPERTY  
NEEDING MODERNISATION
- THREE RECEPTION ROOMS & REAR CONSERVATORY

Tenure: Freehold EPC Rating: F

guide price

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST106900 - 0006

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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.



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