



Rectory Farm Rectory Lane, Gedney Spalding PE12 0EA

welcome to

Rectory Farm Rectory Lane, Gedney Spalding

Three double bedroom detached bungalow, APPROXIMATELY 0.6 ACRE PLOT & 2,200 SQ.FT OF ACCOMMODATION. Lounge, play room, KITCHEN DINER & utility. Family bathroom with FOUR PIECE SUITE. Ample parking, INTEGRAL DOUBLE GARAGE, Mature gardens & SHEPHERDS HUT WITH GUEST ACCOMMODATION/POTENTIAL BUSINESS USE



Entrance Porch

6' x 5' 10" (1.83m x 1.78m)
having mosaic style tiled floor with under floor heating. Doorway to Hall.

Entrance Hall

having wood effect laminate flooring and loft access.

Lounge

14' x 25' 11" (4.27m x 7.90m)
having feature brick ornamental fireplace.

Play Room/ Bedroom 4

13' 6" x 7' 10" (4.11m x 2.39m)
having door to double garage.

Kitchen/ Diner

15' 7" x 21' 8" (4.75m x 6.60m)
having range of units at wall and base level, worktops with one and half bowl sink. Integrated electric oven and grill. Space for fridge freezer and washing machine. Central island with single bowl stainless steel sink, 4 ring induction hob and extractor. Tiled flooring.

Utility Room

8' 1" x 8' 1" (2.46m x 2.46m)
having range of units at wall and base level, worktops with stainless steel sink. Space for washing machine and tumble dryer. Mosaic style tiled flooring with underfloor heating. Door to garden.

Bedroom 1

9' 11" x 13' 10" (3.02m x 4.22m)
having range of built-in wardrobes.

Bedroom 2

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

Bedroom 3

12' Max x 13' 11" Max (3.66m Max x 4.24m Max)
having built-in storage cupboard.

Bathroom

11' x 7' 10" (3.35m x 2.39m)
having bath with double shower cubicle having dual

head thermo shower. Low level WC and wash hand basin. Two extractors, tiled walls and floor with underfloor heating.

Shower Room

4' 4" x 7' 3" (1.32m x 2.21m)
having double shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan, fully tiled walls and floor.

Double Garage

17' 7" x 20' (5.36m x 6.10m)
having 2 up and over doors, power and light. Built-in cupboard housing boiler.

Workshop

10' 1" x 16' 10" (3.07m x 5.13m)
having access via the garage with lighting.

Timber Workshop

11' 8" x 22' 4" (3.56m x 6.81m)
having power and lighting.

Shepherds Hut

comprising of a double bedroom with kitchenette to include wall and base units, solid work surface and single bowl sink. Door leading to WC with fitted toilet and sink. Having power, electric heating and wall mounted TV. There is a separate shower room outside that is fitted with a double shower cubicle and electric shower. This could be used as additional accommodation for guests or as a holiday let income if a prospective buyer wanted to pursue it as a business

Outside

the property is approached by a private driveway that is enclosed by mature trees and laid to gravel, providing ample off road parking and leading to an integral double garage to the rear. The main garden is enclosed by timber fencing and laid in the majority to lawn, with a range of mature trees and bushes within. A gate leads through to the Shepherds Hut that has it's own formal garden to include a small lawn, gravel seating area and raised undercover

seating area with hot tub. The Shepherds Hut also has it's own parking space and gated access from that



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welcome to

Rectory Farm Rectory Lane, Gedney Spalding

- THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH MATURE PLOT OF APPROXIMATELY 0.6 ACRES
- LOUNGE, PLAY ROOM, KITCHEN DINER & UTILITY
- FAMILY BATHROOM WITH FOUR PIECE SUITE & ADDITIONAL SHOWER ROOM
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

£535,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106897 - 0005

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