



Pit Lane, Gedney Drove End Spalding PE12 9PG

welcome to

Pit Lane, Gedney Drove End Spalding

Two double bedroom mid-terraced cottage, RENOVATED BY THE CURRENT OWNERS. Two reception rooms & kitchen. FAMILY BATHROOM WITH THREE PIECE SUITE. Fully enclosed low maintenance rear yard WITH SEPARATE GATED ACCESS. Close proximity to Primary School, Village Hall & Pub. AVAILABLE WITH NO CHAIN



Lounge

10' 10" x 11' 9" (3.30m x 3.58m)

having feature fire place with wood mantle and solid hearth. Wood effect laminate flooring.

Dining Room

7' 7" x 11' 11" (2.31m x 3.63m)

wood effect laminate flooring and stairs to first floor.

Kitchen

8' x 7' 8" (2.44m x 2.34m)

having range of units at wall and base level, worktops with one and half bowl stainless steel sink, integrated electric Lamona oven, 4 ring Lamona induction hob and stainless steel extractor. Space for fridge, wall mounted LPG gas boiler. Tiled floor.

Utility Room

4' x 7' 8" (1.22m x 2.34m)

having space for washing machine and tumble dryer, tiled floor and door to garden.

Bedroom 1

10' 7" x 12' (3.23m x 3.66m)

having newly fitted carpet, TV point.

Bedroom 2

7' 6" x 9' 2" (2.29m x 2.79m)

having newly fitted carpet, TV point

Bathroom

5' 5" x 7' 7" (1.65m x 2.31m)

comprising of bath with shower over, low level WC and pedestal wash hand basin. Tiled floor and extractor.

Outside

the rear garden is enclosed by fencing with low maintenance block paved and patio seating area.



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welcome to

Pit Lane, Gedney Drove End Spalding

- RENOVATED TWO BEDROOM MID-TERRACED COTTAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM WITH THREE PIECE SUITE
- LOW MAINTENANCE REAR YARD
- SEMI-RURAL VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107014 - 0004

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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