



St. Marys Meadows, Gedney Spalding PE12 0DL

welcome to

St. Marys Meadows, Gedney Spalding

Three double bedroom executive detached bungalow, QUIET CUL-DE-SAC LOCATION & PRIVATE PLOT. Spacious accommodation to include LARGE KITCHEN DINER, utility, lounge & CONSERVATORY. Family bathroom & EN-SUITE TO MASTER. Gated access, AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE. Low maintenance plot



Entrance Porch

having tiled floor with door to hallway.

Entrance Hall

built-in double cupboard, airing cupboard housing the hot water tank. Loft access with fitted water softener.

Lounge

18' x 15' 2" (5.49m x 4.62m)
feature marble style fireplace with inset gas fire.
French doors to conservatory.

Kitchen

23' 3" x 10' 5" (7.09m x 3.17m)
having range of units at wall and base level, one and half bowl ceramic sink, integrated electric oven, grill, 4 ring induction hob with stainless steel extractor. Solid coconut wood flooring. French doors to rear.

Utility Room

5' 10" x 9' 7" (1.78m x 2.92m)
having wall and base level, one and half bowl ceramic sink. Space for washing machine, tumble dryer and dishwasher. Wall mounted gas boiler, coconut wood flooring, door to drive.

Conservatory

10' 4" x 17' 5" (3.15m x 5.31m)
being of brick and UPVC construction with french doors to garden.

Bedroom 1

11' 9" x 11' 11" (3.58m x 3.63m)

Ensuite

5' 9" x 7' 5" (1.75m x 2.26m)
comprising of shower cubicle with dual head thermostat shower, low level WC and pedestal wash hand basin. Extractor , heated towel rail, fully tiled walls and floor.

Bedroom 2

9' 9" x 13' (2.97m x 3.96m)
free standing wardrobes to be included in the sale.

Bedroom 3

8' 1" x 9' 9" (2.46m x 2.97m)

Bathroom

7' 9" x 6' 4" (2.36m x 1.93m)
comprising of bath with thermostat shower, low level WC and inset sink. Extractor, heated towel rail, fully tiled walls and floor.

Double Garage

17' 2" x 16' 7" (5.23m x 5.05m)
having electric roller door, power and light with side access door.

Timber Storage Shed**Hobby Room****Outside**

the property sits back behind double gates giving access to a block paved drive. With low maintenance gravel garden with paved path to the front door. The enclosed rear garden is enclosed by fencing with low maintenance astro turf and gravel. Patio seating area. Plants and shrubs to borders, outside tap.



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welcome to

St. Marys Meadows, Gedney Spalding

- THREE DOUBLE BEDROOM EXECUTIVE DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION THROUGHOUT INCLUDING LARGE KITCHEN DINER, LOUNGE & CONSERVATORY
- FAMILY BATHROOM, EN-SUITE TO MASTER & SEPARATE UTILITY
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- QUIET CUL-DE-SAC LOCATION WITH PRIVATE PLOT

Tenure: Freehold EPC Rating: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107022 - 0002

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