

Whiteacre Gardens, Gedney SPALDING PE12 0DU

welcome to

Whiteacre Gardens, Gedney SPALDING

Two bedroom detached bungalow, QUIET SEMI-RURAL LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms, kitchen, utility & CONSERVATORY EXTENSION. Family bathroom, EN-SUITE SHOWER ROOM TO MASTER & additional WC. Off road parking for two cars, SINGLE GARAGE & enclosed rear garden CALL THE TEAM TODAY













Entrance Hall

solid wood flooring, built-in airing cupboard with hot water tank, loft access and wall mounted air conditioning unit

Kitchen

10' 4" x 10' 4" (3.15m x 3.15m)

having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, four ring gas hob, extractor and dishwasher. Space for fridge freezer, tiled floor and door to:

Utility

5' 6" x 7' 3" (1.68m x 2.21m)

with fitted wall and base units, space for washing machine, wall mounted gas boiler, tiled floor and door to:

Wc

5' 5" \times 2' 8" (1.65m \times 0.81m) comprising two piece suite of WC and sink. Tiled floor

Lounge

12' x 16' 3" (3.66m x 4.95m)

feature brick fireplace with gas fire, solid wood mantle and tiled hearth. French doors to garden

Dining Room

9' 11" x 10' 8" (3.02m x 3.25m) solid wood floor and French doors to:

Conservatory

10' 3" x 13' 8" (3.12m x 4.17m) tiled floor and French doors to garden

Bedroom 1

14' 2" max x 16' 7" max (4.32m max x 5.05m max) door to:

En-Suite

8' x 6' 1" (2.44m x 1.85m)

comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Extractor, heated towel rail, shaving point, tiled floor and partly tiled walls

Bedroom 2

9' 7" x 7' 10" (2.92m x 2.39m) built-in wardrobes with hanging space and shelving

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m) comprising three piece suite of WC, pedestal sink and bath with shower attachment. Extractor, shaving point, tiled floor and partly tiled walls

Outside

to the front of the property there is a gravel driveway providing off road parking for two cars and giving access to a single garage. The rear garden is fully enclosed by timber fencing and in the majority low maintenance, laid to gravel with a patio seating area, fish pond and timber garden shed

Garage

16' 6" \times 10' 7" (5.03m \times 3.23m) with electric roller door, power and lighting





Whiteacre Gardens, Gedney SPALDING

- TWO BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- KITCHEN, UTILITY, LOUNGE, DINING ROOM & **CONSERVATORY**
- FAMILY BATHROOM, EN-SUITE TO MASTER & ADDITIONAL WC
- OFF ROAD PARKING FOR TWO CARS & SINGLE GARAGE
- FULLY ENCLOSED LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers in the region of

£230,000

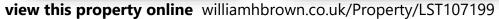






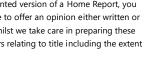


Please note the marker reflects the postcode not the actual property





Property Ref: LST107199 - 0005 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 quidance 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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