



Gedney Road, Long Sutton Spalding PE12 9JN

welcome to

Gedney Road, Long Sutton Spalding

Four Bedroom Detached Family Home, BEAUTIFULLY PRESENTED THROUGHOUT & CLOSE TO AMENITIES. Good sized lounge, OPEN PLAN KITCHEN DINER & utility room. Family bathroom, EN-SUITE TO MASTER & downstairs WC, Ample off road parking, INTEGRAL SINGLE GARAGE & a fully enclosed rear garden. VIEWING ADVISED!!



Entrance Hall

having stairs with understair storage and Amtico flooring.

Lounge

19' 4" x 14' 4" (5.89m x 4.37m)

having bay window to front and double doors to the kitchen/diner.

Kitchen/Diner

12' 11" x 22' 1" (3.94m x 6.73m)

having range of units at wall and base level, composite surfaces with double stainless steel sink. Integrated electric oven, 4 ring induction hob and stainless steel extractor. Space for fridge, Amtico flooring and french doors leading to the garden.

Utility Room

8' 5" x 8' 9" (2.57m x 2.67m)

having range of units at wall and base level, single bowl stainless sink, space for washing machine and tumble dryer. Amtico flooring and side door to the garden.

Cloakroom

2' 9" x 5' 7" (0.84m x 1.70m)

having low level with Amtico flooring.

Landing

having loft access and built-in airing cupboard housing the hot water tank.

Bedroom 1

12' 11" x 14' 5" Max (3.94m x 4.39m Max)

Ensuite

3' 2" x 10' 9" (0.97m x 3.28m)

having shower cubicle with thermostatic shower, low level WC and vanity unit with inset sink. Extractor fan, tiled walls and Amtico flooring.

Bedroom 2

8' 11" x 12' 9" (2.72m x 3.89m)

Bedroom 3

10' 2" x 9' 3" (3.10m x 2.82m)

Bedroom 4

9' 5" x 7' 8" (2.87m x 2.34m)

Bathroom

6' 10" x 7' 6" (2.08m x 2.29m)

having bath with thermostatic shower over, low level WC and vanity unit with inset sink. Extractor fan, shaving point and Amtico flooring.

Integral Garage

16' 6" x 8' 8" (5.03m x 2.64m)

having electric roller door, power and light. Wall mounted gas boiler, loft space which is boarded for storage with pull down ladder.

Outside

the property is set back behind a block paved driveway offering off road parking for 2/3 cars. Low maintenance gravel area offering additional parking. Side gates to either side giving access to the rear garden with open field views enclosed by fencing with lawn area having borders and paved planter to side. Low maintenance gravel area with large patio area. Timber summer house with power and light. Timber garden shed.



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welcome to

Gedney Road, Long Sutton Spalding

- IMMACULATLY PRESENTED FOUR BEDROOM DETACHED PROPERTY
- LOUNGE, OPEN PLAN KITCHEN DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

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

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107262 - 0004

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