



26 Station Road, Gedney Hill, Spalding,
Lincolnshire, PE12 0NP

Sedge Estate Agents are delighted to offer For Sale this fantastic, detached family home situated in 1/3 Acre. This property also benefits from having outline planning permission for a three-bedroom detached bungalow. For more information or to arrange your viewing, please call Sedge on 01775 713888.

- Three Bedroom Home
- Detached Property
- Outline Planning - Planning Ref - H07-0624-17
- 1/3 of an Acre
- Double Glazed
- Central Heating
- Off Road Parking
- Large Workshop

£450,000

FRONT Large gravelled driveway with off road parking for several cars.

ENTRANCE HALL 12' 8" x 8' 4" (3.86m x 2.54m) UPVC double glazed door to the front aspect, radiator, storage cupboard and UPVC double glazed windows to the front and side aspects.

KITCHEN 8' 5" x 8' 2" (2.57m x 2.49m) Fitted with a matching range of base and eye level units with workspace over, stainless steel sink with drainer and mixer tap, integrated electric oven and gas hob with extractor over, plumbing for washing machine, radiator, pantry and UPVC double glazed window to the rear aspect.

LOUNGE 12' 10" x 10' (3.91m x 3.05m) UPVC double glazed bay window to the front aspect and radiator.

DINING ROOM 12' 10" x 11' 8" (3.91m x 3.56m) UPVC double glazed patio doors to the side aspect and radiator.

REAR LOBBY 7' 9" x 5' 11" (2.36m x 1.8m) UPVC double glazed door and window to the side and rear aspects and radiator.

W/C 9' 5" x 4' 7" (2.87m x 1.4m) Fitted with a matching two piece suite comprising of a low level w/c and wash hand basin, heated towel rail and UPVC double glazed window to the rear aspect.

LANDING Access to bedrooms and loft space and airing cupboard.

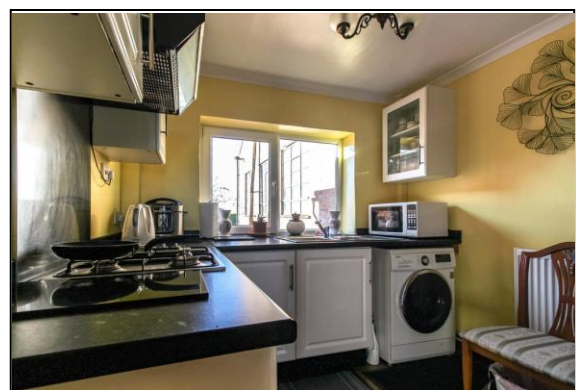
MASTER BEDROOM 12' 11" x 11' 8" (3.94m x 3.56m) UPVC double glazed window to the side aspect and radiator.

BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m) UPVC double glazed bay window to the front aspect and radiator.

BATHROOM 8' 5" x 8' 2" (2.57m x 2.49m) Fitted with a matching three piece suite comprising of a low level w/c, pedestal wash hand basin and corner double shower enclosure, heated towel rail and UPVC double glazed window to the rear aspect.

BEDROOM THREE 9' 5" x 7' 3" (2.87m x 2.21m) UPVC double glazed window to the front aspect and radiator.

OUTSIDE Attached garage. Various laid to lawn areas with trees and shrubs.

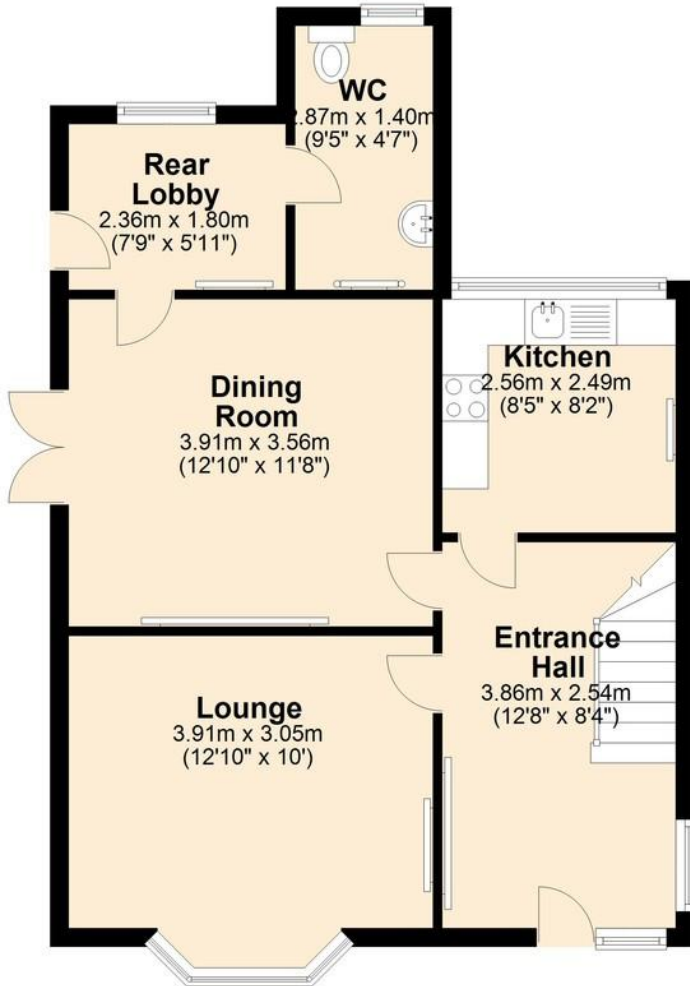


SEdge



Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



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