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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



27 Albert Avenue, Gedney PE12 0AB

**GUIDE PRICE - £185,000 Freehold**

- Semi-Detached 3 Bedroom House
- Ample Off-Road Parking
- Generous Plot
- Utility Room, Sun Room, Study/Dining Room
- Immediate Vacant Possession

Excellent opportunity to acquire a well maintained 3 bedroom semi-detached house set in a semi-rural location with generous sized rear garden. Offered with No Chain!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

Canopy porch with obscured composite door leading into:

#### ENTRANCE LOBBY

3' 6" x 3' 7" (1.09m x 1.10m) Textured ceiling, centre light point, staircase rising to the first floor, central heating controls, tiled flooring, door into:

#### SHOWER ROOM

5' 4" x 9' 0" (1.63m x 2.75m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre spotlight fitment, radiator, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fully tiled walk-in shower enclosure with screen and fitted thermostatic rainfall shower over.

From the Entrance Lobby a part glazed door leads into:

#### LOUNGE

10' 8" x 16' 2" (3.26m x 4.94m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, centre light point, 2 double radiators, TV point, telephone point, feature wooden fireplace with marble effect insert and hearth with fitted coal effect electric fire.



#### **KITCHEN DINER**

9' 7" x 12' 0" (2.93m x 3.67m) 2 UPVC double glazed windows to the rear elevation, coved and textured ceiling, centre light point, built-in extractor, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, freestanding Range master gas cooker, 5 burner gas ring hob and double oven, glazed display cabinets, electric consumer unit board, radiator, obscured composite door to the rear elevation leading into:

#### **SUN ROOM**

6' 9" x 6' 11" (2.07m x 2.11m) Polycarbonate roof, UPVC double glazed French doors to the rear elevation, fitted wall light, power points, door into:

#### **UTILITY ROOM**

4' 8" x 6' 11" (1.43m x 2.12m) Polycarbonate roof, smoke alarm, wall light, fitted worktops, plumbing and space for washing machine, eye level unit.

From the Sun Room a door leads into:

#### **DINING ROOM/STUDY**

6' 9" x 9' 1" (2.06m x 2.78m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, power points.

From the Entrance Lobby the staircase rises to:

#### **FIRST FLOOR LANDING**

4' 5" x 5' 9" (1.35m x 1.76m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, door into:

#### **MASTER BEDROOM**

9' 1" x 15' 5" (2.77m x 4.72m) UPVC double glazed window to the front and rear elevations, 2 radiators, textured ceiling, centre light point, fitted oak plank effect laminate flooring, storage cupboard off housing Vaillant gas boiler, hot water cylinder and slatted shelving.

#### **BEDROOM 2**

10' 10" x 11' 8" (3.32m x 3.57m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, BT point, laminate flooring.

#### **BEDROOM 3**

7' 2" x 8' 10" (2.20m x 2.71m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, laminate flooring.

#### **EXTERIOR**

Gravelled driveway with off-road parking for multiple vehicles. Paved pathways and shrub borders.

#### **GARDENS**

Enclosed by fencing to both sides and to the rear elevations, fitted double gates, flagstone paved pathways, the garden is designed for ease of maintenance with gravelled areas, raised decking areas, wooden garden shed, brick built storage shed.

To the rear there is an extensive lawn area, wooden built stable.

#### **DIRECTIONS/AMENITIES**

From Spalding proceed along the A151 to Holbeach. Turn left on Boston Road South to the roundabout and take the third exit on to the A17 towards Kings Lynn. At the Gedney roundabout take the second exit onto Gedney Road, signposted Long Sutton and Albert Avenue is then the first turning on the left.

The popular village of Gedney is on the main bus route and has a garden centre with tea room and Post Office. The nearby market towns of Holbeach, Long Sutton, Spalding, Boston, Wisbech, King's Lynn and the city of Peterborough all offer a wider range of amenities. Peterborough and King's Lynn have train services through to London King's Cross.





**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		