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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Biyadoo, Church Gate, Gedney PE12 0BZ

£400,000 Freehold

- 3/4 Bedrooms
- Extensive Parking
- Double Garage with Office and Cloakroom
- Conservatory
- Superbly Presented

'As good as new condition' Executive detached bungalow in a village location. Accommodation comprising entrance hallway, 3 bedrooms (en-suite to the master), shower room, snug, dining room, utility room, open plan living/kitchen and conservatory. Mature gardens, double garage with office and cloakroom (annexe potential), extensive driveway. UPVC double glazed windows and doors. Viewing Essential!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 5" x 32' 4" (1.97m x 9.87m) Coved and textured ceiling, 2 centre light points, 2 smoke alarms, access to loft space, radiator, BT point, Woodpecker resin flooring, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door into:

MASTER BEDROOM

13' 2" x 12' 8" (4.03m x 3.87m) UPVC double glazed window to the side and rear elevations, radiator, TV point, door into:



EN-SUITE

5' 9" x 6' 11" (1.76m x 2.13m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, Woodpecker resin flooring, fully tiled walls, radiator, medicine cabinet, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fitted shower endosure with fitted rainfall shower head and further shower attachment tap.

From the Entrance Hallway into:

BEDROOM 2 (PREVIOUSLY 2 BEDROOMS)

10' 8" x 19' 3" (3.27m x 5.89m) UPVC double glazed window to the front and side elevations, skimmed and coved ceiling, 2 centre light points, 2 radiators, TV point.

BEDROOM 3

10' 1" x 10' 9" (3.08m x 3.28m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point,

SHOWER ROOM

6' 9" x 9' 9" (2.07m x 2.99m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, Woodpecker resin flooring, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with rainfall shower mixer tap, medicine cabinet, shaver point and light over, shower endosure with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

From the Entrance Hallway into:

SNUG/RECEPTION ROOM 2

10' 1" x 11' 1" (3.08m x 3.38m) Skimmed and coved ceiling, inset LED lighting, Woodpecker resin flooring, open archway into:

DINING ROOM

9' 9" x 11' 0" (2.99m x 3.36m) UPVC double glazed window to the front and rear elevations, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, Woodpecker resin flooring, radiator, TV point.

From the Snug/Reception Room 2 into:



UTILITY ROOM

5' 11" x 8' 2" (1.81m x 2.50m) Obscured leaded UPVC double glazed door to the side elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, Woodpecker resin flooring, wall mounted Worcester boiler, fitted with base units and tall boy unit, work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer, extractor fan.

From the Entrance Hallway door into:



OPEN PLAN LIVING KITCHEN

20' 9" x 15' 9" (6.34m x 4.81m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, inset LED lighting, double radiator, TV point, Woodpecker resin flooring, smoke alarm, fitted Wren Kitchen with a wide range of base and eye level units, work surfaces over, Quartz splashbacks, inset enamel one and a quarter bowl sink with mixer tap, integrated Bosch induction hob, integrated extractor hood over, integrated eye level Bosch electric fan assisted oven, pull out bin.



CONSERVATORY

12' 4" x 18' 0" (3.78m x 5.51m) Dwarf brick wall and UPVC construction with polycarbonate heat resistant roof, UPVC double glazed windows to both sides and to the rear elevation, Woodpecker resin flooring, power points, TV point, French doors leading on to rear garden.

EXTERIOR

Lawned foregarden, brick wall with wrought iron railings and wrought iron gated access leading on to extensive block paved driveway leading to Double Garage.

The front garden is mainly laid to lawn with shrub and tree borders, further gravelled parking area, extensive lighting.

To end of the driveway there is further brick wall with wrought iron railings with wooden access gate leading into rear gardens.





DETACHED DOUBLE GARAGE

18' 5" x 18' 8" (5.63m x 5.69m) Obscured UPVC double glazed door to the side elevation, electric up and over door, UPVC double glazed window to the side elevation, power points, lighting, storage into eaves, separate electric consumer unit board. Door into:

CLOAKROOM

5' 0" x 6' 4" (1.54m x 1.94m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, part panelling to the walls, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit with storage below.

OFFICE

6' 7" x 13' 0" (2.02m x 3.97m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, strip light, power points.

REAR GARDEN

Extensive block paved patio area, paved pathways, cold water tap, external lighting, mainly laid to lawn with shrub borders.

DIRECTIONS

Follow the A17 from Holbeach towards King's Lynn, just before the Gedney roundabout where the road becomes two lanes, move over into the right hand lane and turn right at the junction into Church Gate.

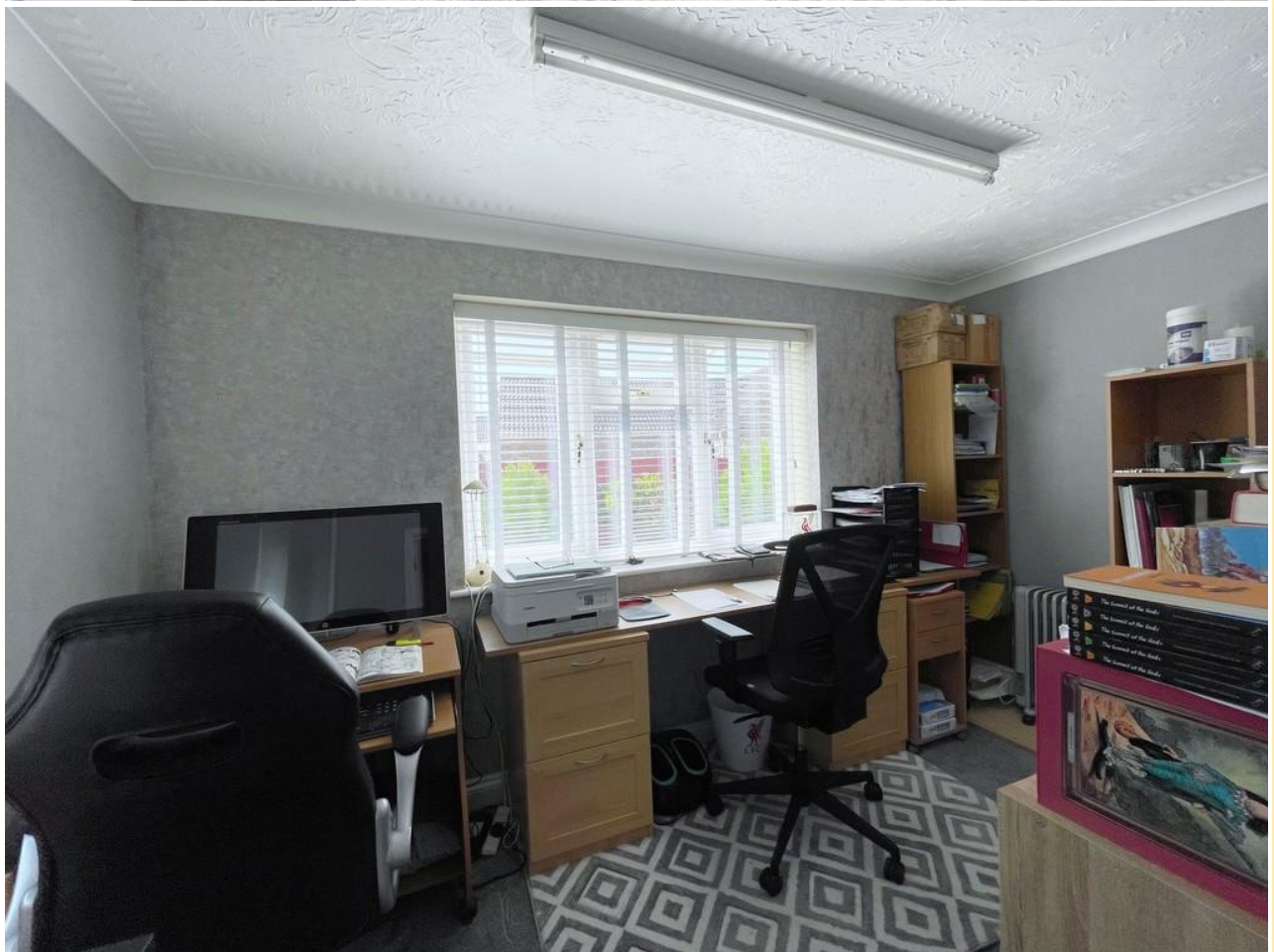
AMENITIES

The popular village of Gedney is on the main bus route. 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 D

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		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		