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Longstaff^{COM}

SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



“Copper Beeches”, Main Road, Gedney Drove End PE12 9PD

£280,000 Freehold

- Detached Bungalow
- Lounge with Log Burner
- Conservatory
- Kitchen/Breakfast
- Three Bedrooms
- Extensive Gardens

3 bedroom, 2 reception room DETACHED BUNGALOW, situated on a non-estate plot enjoying well established and landscaped gardens, with field views to the rear. Double aspect Lounge with a feature log burner. Bedroom with French doors to garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



FRONT PORCH :

Through a wooden door into the :-

DOUBLE ASPECT LOUNGE :

4.47m x 3.71m (14'8" x 12'2") UPVC double glazed window to the front and side, multi-fuel burner with a brick surround and solid oak mantle, radiator, power points, skimmed and coved ceiling, wall lights.

KITCHEN/BREAKFAST :

4.57m x 3.71m (15'0" x 12'2") UPVC double glazed French doors to the side opening into the conservatory, UPVC double glazed window and door to the rear porch, internal door through to the inner hallway, Shaker style base and eye level units with a solid wood work surface over, integrated electric Bosch oven and grill, integrated AEG electric hob with an extractor hood over, Belfast sink with a mixer tap over, integrated washing machine, integrated dishwasher, integrated fridge & freezer, feature decorative brick slip wall, centre island having base units with internal shelving and a solid wood work surface over, Indian stands stone flooring, tiled splash backs, skimmed and coved ceiling, power points.



CONSERVATORY :

4.04m x 3.23m (13'3" x 10'7") Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, power points, wall lights.

BEDROOM ONE :

4.14m x 3.66m (13'7" x 12'0") UPVC double glazed French doors to the front, radiator, power points.

BEDROOM TWO :

3.48m x 2.79m (11'5" x 9'2") UPVC double glazed window to the rear, radiator, power points.

BEDROOM THREE :

3.23m x 2.64m (10'7" x 8'8") UPVC double glazed window to the side, radiator, power points.

SHOWER ROOM :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, pedestal washbasin with a mixer tap over, W.C, wall mounted heated towel rail, fully tiled walls and floor, skimmed ceiling with inset spotlights, extractor fan.

REAR PORCH :

2.39m x 2.41m (7'10" x 7'11") Paved flooring, door opening up to rear garden

EXTERIOR :

The front of the property has two brick pillars with outdoor lighting and double wrought iron gates, which open up to the vast amount of off-road parking running along the front and side of the dwelling. The front garden has a sunken pond with chipping borders and a variety of mature trees and shrubs, along with being enclosed by a mixture of both panel and wire fencing. The rear garden has been designed, developed and lovingly created by the current vendor and offers a level of privacy and seduction. The garden has a mixture of designs and benefits from having a shed, with a patio seating area spanning across the rear of the property and a pergola. There are well established and stocked flower and shrub borders and a greenhouse, with a concrete path then taking you through to a soil area ready for planting and the field views to the rear aspect. In addition there is a relatively low maintenance walled garden having a bespoke brick wall with a raised flower bed and a water feature.

DIRECTIONS :

From our office on West End at the traffic lights turn right onto Boston Road South, at the roundabout take the third exit onto the A17, at the roundabout turn left, then right continuing onto Hall Gate, at the junction turn right onto the B1359 staying on this road into Gedney Drove where the property can be found on the right hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

TENURE Freehold

SERVICES Mains water and electric. Oil central heating

COUNCIL TAX BAND B

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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Ref: M & M

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: tracey.wade@longstaff.com
www.longstaff.com

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