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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



12 St Marys Meadows, Gedney PE12 0DL

£325,000 Freehold

- Nicely Presented
- Three Double Bedrooms
- Multiple Off Road Parking
- Detached Garage
- Must View to Appreciate

Nicely presented three bedroom detached bungalow situated in the village of Gedney with accommodation comprising of entrance hallway, lounge/diner, kitchen, utility room, three double bedrooms, four piece family bathroom, multiple off road parking, mature rear gardens, single detached garage. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance with open porch, outdoor lighting leading to an obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

11' 4" x 19' 5" (3.47m x 5.93m) With textured and coved ceiling, 2 x centre light points, smoke alarm, wooden Kamdean style flooring, single radiator, Hive system for central heating, storage cupboard off with coat rail and shelving, further storage cupboard off housing hot water cylinder with slatted shelving. Off entrance hallway through part glazed door leading into:

OPEN PLAN LOUNGE/DINER

24' 5" x 20' 3" (7.45m x 6.19m) With 2 x UPVC double glazed windows to the front elevation, textured and coved ceiling with 2 x centre light points, 2 x fitted uplifter lights, double radiator x 2, television point, telephone point, feature wooden fire surround with marble inserts and marble hearth, fitted gas coal effect fire. Fitted oak laminated flooring to dining area, part glazed door off leading into kitchen. Glazed door with glazed panels leading into:



SUNROOM

11' 8" x 6' 6" (3.58m x 2.0m) Of dwarf brick wall construction with UPVC double glazed windows to the side, front and rear elevation with opening t-light windows, fitted spotlight wall lights and double radiator, sliding patio doors to the rear elevations, fitted laminated plan effect flooring.

KITCHEN

9' 9" x 9' 6" (2.98m x 2.92m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre spotlight fitment, single radiator, fitted laminated plan effect flooring, recently fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset one and a quarter stainless steel bowl sink with swan mixer tap, integrated La mona ceramic hob with canopy extractor hood over, integrated eye level stainless steel double fan assisted oven. Via opening into:

UTILITY ROOM

6' 0" x 10' 5" (1.83m x 3.18m) With obscured UPVC double glazed door and window to the side elevation, textured and coved ceiling with centre spotlight fitment, electric consumer unit, plank effect laminated flooring, co-ordinating from the kitchen, storage cupboard off with shelving, fitted worktop with splash backs and fitted eye level unit, wall mounted Worcester gas boiler, plumbing and space for washing machine, dishwasher, fridge and freezer.

MASTER BEDROOM

12' 9" x 13' 6" (3.89m x 4.14m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, television point.

BEDROOM 2

10' 8" x 12' 10" (3.26m x 3.93m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, television point.

BEDROOM 3

7' 10" x 10' 8" (2.39m x 3.26m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, single radiator, television point.

FAMILY BATHROOM

9' 8" x 5' 10" (2.97m x 1.78m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a four piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with mixer tap, fitted shower enclosure with glass sliding doors with fitted Mira Sport power shower over.

The front garden is mainly laid to gravel with flagstone paved pathways and shrub borders, to the side there is an extensive gravel driveway providing multiple off road parking, wooden side access to both side elevations of the property leading to the detached garage with up and over door, paved pathways. Wooden side access gate leading into the rear garden. Wooden tall shed and wooden garden shed (10 x 8), glasshouse, wooden summer house. The back garden is mainly laid to lawn with further paved patio area and gravelled area with fenced boundaries to both sides and to the rear. Outdoor lighting, outdoor tap.

GARAGE

8' 9" x 17' 4" (2.67m x 5.29m) With up and over door, power, lighting, storage into eaves, UPVC double glazed window to the rear elevation.

WOODEN SUMMER HOUSE

9' 10" x 11' 9" (3.0m x 3.59m) With obscure glazed windows to both sides, wooden French doors to the front elevation, further obscure glazed windows to the front x 2, power sockets.

DIRECTIONS:

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 first exit, follow the road taking 2nd turn into St Marys Meadows.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: 17058

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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