



Gemari Mill Lane, Gedney Hill Spalding
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Two/Three Double Bedrooms
- Jack And Jill Ensuite
- Modern Shower Room
- Enclosed Rear Garden
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. UPVC Double glazed window to front. Stairs to first floor.

LOUNGE/BEDROOM: UPVC Double glazed window to front and side. Two radiators.

KITCHEN: UPVC Double glazed window to side and rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Floor standing oil boiler. Radiator.

SHOWER ROOM: UPVC Double glazed internal window. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.



SUN ROOM: UPVC Double glazed windows and French doors. Radiator.

FIRST FLOOR

LANDING: UPVC Double glazed window to front.

BEDROOM: UPVC Double glazed window to rear. Air conditioning. Radiator.

JACK AND JILL ENSUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap. Heated towel rail.

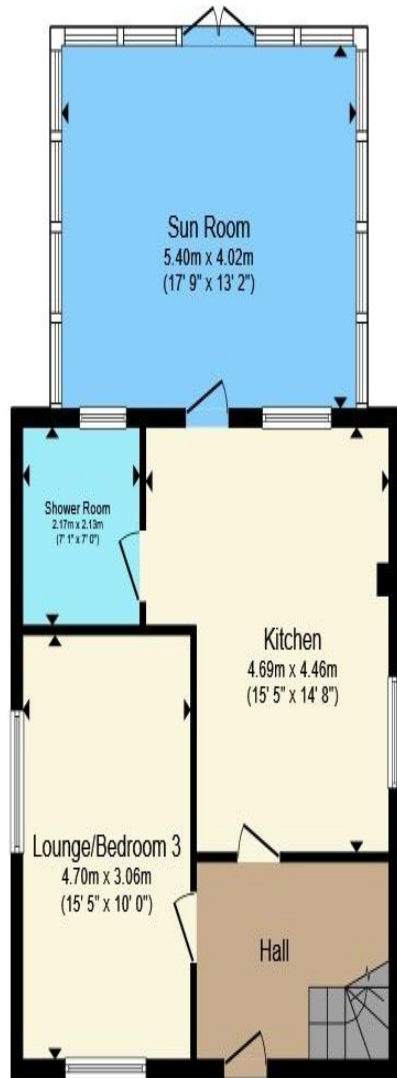
BEDROOM: UPVC Double glazed window to front and side. Radiator.

OUTSIDE

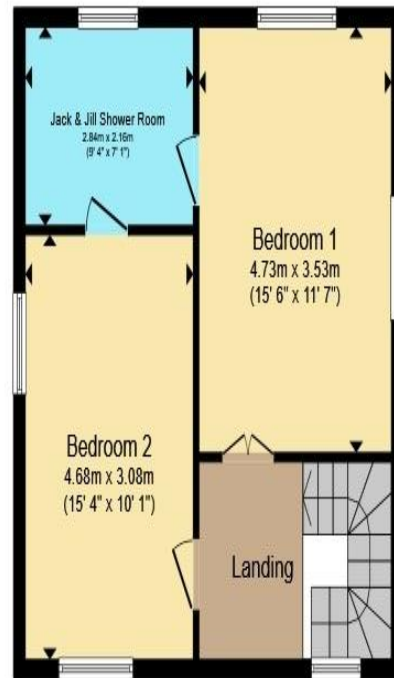
FRONT: Gravel driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area. Patio area. Block paved area with water feature. Hot tub. Field views.





Ground Floor



First Floor

Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205745 - 0004

