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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Cedarwood, Pinstock Lane, Gedney PE12 0BT

£323,000 Freehold

- Detached Bungalow
- 3/4 Bedrooms
- 2 Reception Rooms
- Rear Garden with Open Views
- Multiple Off Road Parking

Superbly appointed detached bungalow with versatile accommodation comprising kitchen, 3 bedrooms, shower room, bedroom 4/study and 2 reception rooms. Extensive off-road parking with turning bay, tandem garage, rear garden with views of open farmland beyond.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Access is gained to the side of the property through a UPVC double glazed door into:

KITCHEN

7' 11" x 11' 11" (2.43m x 3.65m) UPVC double glazed window to the side elevation, textured ceiling, strip light, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine and dishwasher, integrated Indesit ceramic hob, integrated double fan assisted stainless electric oven, door into:

ENTRANCE HALLWAY

9' 11" x 17' 1" (3.04m x 5.23m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to loft space, radiator, 2 storage cupboards off with shelving and one housing the gas boiler. Door into:

SHOWER ROOM

6' 5" x 6' 9" (1.97m x 2.08m) Obscured UPVC double glazed window to the side elevation, skimmed and coved



ceiling, inset downlighters, tiled flooring, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, walk-in double sized shower enclosure with fitted thermostatic shower (recently replaced) with rainfall shower head and further shower attachment tap.

From the Entrance Hallway door into:

BEDROOM 1

10' 1" x 13' 10" (3.09m x 4.23m) Textured ceiling, centre light point, UPVC double glazed window to the rear elevation, radiator.

BEDROOM 2

10' 2" x 10' 0" (3.11m x 3.05m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, fitted double door wardrobe.

BEDROOM 3

7' 0" x 9' 11" (2.14m x 3.03m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 4/STUDY

8' 10" x 11' 4" (2.70m x 3.46m) Fitted double glazed sky light, radiator, door into Garage.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 1

10' 11" x 14' 7" (3.35m x 4.46m) UPVC double glazed French doors to the front elevation, skimmed and coved ceiling, centre light point, double radiator, single radiator, parquet flooring.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 2

11' 9" x 15' 7" (3.60m x 4.77m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, 2 centre light points, double radiator, TV point, telephone point.

EXTERIOR

Fenced boundaries to the front, extensive gravelled driveway with turning bay providing multiple parking for vehicles. The front garden is mainly laid to lawn with a range of mature shrub and tree borders, paved pathways, leading down into opening into the rear garden.



TANDEM GARAGE

44' 4" x 8' 3" (13.53m x 2.54m) Brick built with up and over door, gas meter, power points, 5 strip lights, wooden obscured glazed door to the side elevation leading into rear garden.

REAR GARDEN

Cold water tap, flagstone patio area, wooden garden shed, electric sockets, extensive raised patio area, mainly laid to lawn with a wide range of mature shrub and tree borders with field views. Further wooden garden shed, pond with pump.

STORAGE BUILDING

9' 3" x 31' 7" (2.84m x 9.64m) aluminium windows to all sides.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach. Continue into the town centre at the traffic lights continue straight along High Street and onto the Fleet Road and continue towards Fleet, at the sharp left hand bend turn right into Old Main Road, Fleet Hargate. Continue through the village and at the sharp right hand bend follow it round into Tops Gate, continue to the next bend and Pinstock Lane is the right hand turning on the bend.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND

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: S12070

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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