



Fourways Gedney Road, Long Sutton Spalding PE12 9JN

welcome to

Fourways Gedney Road, Long Sutton Spalding

NO CHAIN. A fantastic opportunity to acquire a charming three-bedroom detached bungalow, ideally located within walking distance of Long Sutton's shops and local amenities. Offering well-presented accommodation including a spacious lounge, kitchen, conservatory, three bedrooms and a family bathroom.

Lounge

17' 3" x 16' 5" (5.26m x 5.00m)
having attractive fireplace with electric fire. built-in storage cupboards. Bay window to front.

Kitchen

13' 4" x 9' 11" (4.06m x 3.02m)
having range of units at wall and base level. Sink, built-in oven, hob with extractor over. Space for fridge/freezer and washing machine. Door to rear.

Sun Room

10' 8" x 14' 7" (3.25m x 4.45m)
having french doors to rear.

Bedroom 1

13' x 11' (3.96m x 3.35m)

Bedroom 2

11' 6" x 10' 11" (3.51m x 3.33m)
having bay window to front.

Bedroom 3/Snug

13' x 12' 6" (3.96m x 3.81m)
having window seating and fireplace.

Bathroom

having bath with low level WC and wash hand basin.

Garage

19' 4" x 8' 4" (5.89m x 2.54m)
being of concrete construction with a low grade asbestos roof.

Outside

the property is enclosed by trees and shrubs to the border. The rear garden laid to lawn with a patio area and garden shed.

Additional Information

Prospective purchasers should note that asbestos-containing materials are present within the property, and independent advice should be sought where appropriate.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LST107717



welcome to

Fourways Gedney Road, Long Sutton Spalding

- THREE BEDROOM BUNGALOW SITUATED WITHIN WALKING DISTANCE OF AMENITIES
- BEING SOLD WITH NO CHAIN
- GOOD SIZED LOUNGE
- GARAGE & OFF ROAD PARKING
- REGULAR BUS SERVICE TO THE LARGER TOWNS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST107717](https://www.williamhbrown.co.uk/Property/LST107717)



Property Ref:
LST107717 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)