



4  1  1 

Jandene Topsgate, Gedney PE12 0BS

£350,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
- > THREE/FOUR BEDROOMS
- > LUXURY KITCHEN
- > TRIPLE GLAZED WINDOWS
- > EDGE OF VILLAGE LOCATION
- > RURAL VIEWS
- > Tenure: Freehold
- > EPC rating C

This impressive detached bungalow offers a combination of comfort and style, situated on the edge of Gedney village with far-reaching rural views. Finished to a high standard, the property benefits from generous proportions and a thoughtfully arranged layout. The accommodation features three to four well-sized bedrooms, providing ample flexibility for family living or guest use. There is a modern luxury kitchen, equipped to a high specification to meet a variety of culinary needs. The well-appointed bathroom is accompanied by a separate WC, ensuring convenience for residents and visitors alike.

The bright and spacious lounge forms the centre of the home, providing an inviting environment equally suited for relaxation or entertaining. The property is very well presented throughout, reflecting a high quality of finish. Outside, the large private garden offers a peaceful retreat and ample space for outdoor pursuits. The driveway provides ample parking for multiple vehicles, in addition to a garage with workshop—ideal for storage or hobbies.

Local area

Located on the edge of the village of Gedney, the property enjoys the tranquillity of a rural setting with pleasant open views. Gedney is well regarded for its attractive countryside surroundings and sense of community. Local amenities and essential facilities are within easy reach, making this an ideal location for those seeking both peaceful living and convenience. The rural aspect provides a scenic backdrop and a calming environment, further enhancing the appeal of this property.





ENTRANCE

Feature part glazed door, radiator, access to loft space.

LOUNGE

21'11" x 13'0" (6.7m x 4m)

Bi Fold glazed doors to the rear elevation, feature cylindrical burner, radiator.

BEDROOM 4 / STUDY

13'1" x 12'8" (4m x 3.9m)

UPVC triple glazed window to front elevation, feature part glazed door to the front, feature radiator.

KITCHEN

19'0" x 8'7" (5.8m x 2.6m)

UPVC triple glazed window to the side elevation, UPVC glazed door to the rear elevation, range of luxury base and wall units, 1 1/2 bowl sink unit with mixer taps over, integrated dish washer, washing machine and fridge freezer, built in oven and microwave, hob and feature hood, radiator, floor mounted electric boiler. (maximum measurements)

CLOAK ROOM

UPVC triple glazed window to the rear elevation, two piece suite comprising of WC, wash hand basin, heated towel rail.

BEDROOM 1

14'10" x 10'0" (4.5m x 3m)

UPVC triple glazed window to the front elevation, radiator.

BEDROOM 2

11'7" x 10'0" (3.5m x 3m)

UPVC triple glazed window to the front elevation, radiator.

BEDROOM 3

11'6" x 10'2" (3.5m x 3.1m)

UPVC triple glazed window to the rear elevation, radiator.

BATHROOM

UPVC triple glazed window to the front elevation, four-piece suit comprising of WC, wash hand basin, panelled bath, shower cubicle, heated towel rail, extractor.







EXTERNALLY

FRONT: Feature post and rail fence with foot access gate and five bar gate to drive, laid to lawn, gravel drive to side leading to garage providing ample off-road parking.

REAR: Feature patio area leading to lawn area enclosed by fencing and hedging.

GARAGE

17'8" x 9'11" (5.4m x 3m)

Up and over door, light and power connected. Door leading to:

WORKSHOP

10'9" x 9'9" (3.3m x 3m)

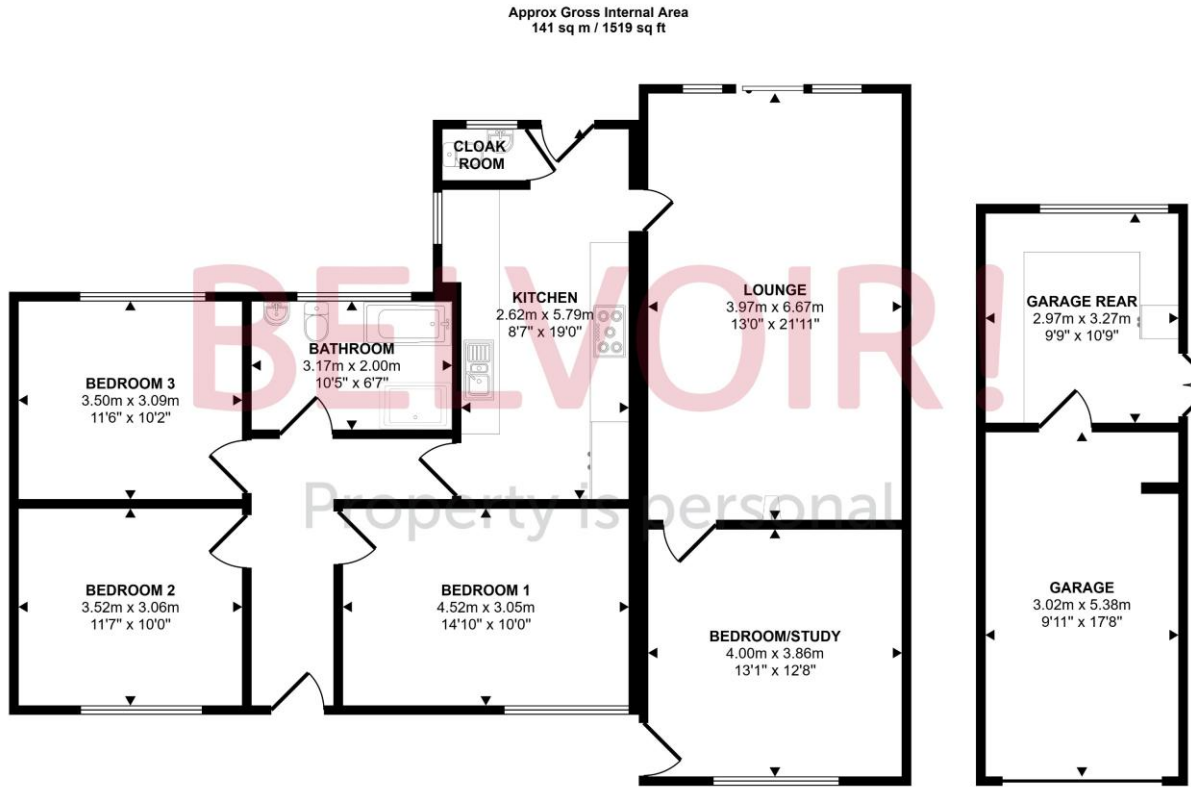
UPVC double glazed window to the rear elevation, UPVC double glazed doors to side elevation, fitted base and wall units.

AGENTS NOTE

Drainage is via Septic Tank. The property was originally of non-standard construction but extensive alteration and extension work was completed in circa 2021.







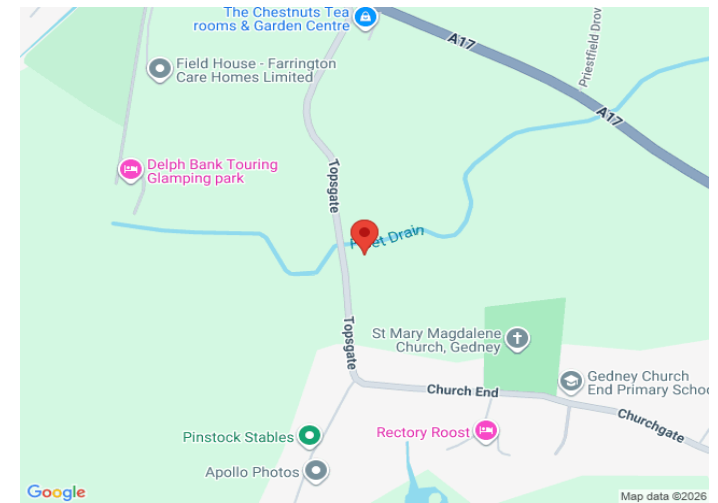
Floorplan
Approx 115 sq m / 1235 sq ft

Garage
Approx 26 sq m / 284 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475