



BRADLEY JAMES

ESTATE AGENTS



## 3 Church View Topsgate, Gedney, Spalding, PE12 0BS

Asking price £325,000

- NO CHAIN
- WALKING DISTANCE TO CHESTNUT TEA ROOMS
- DOUBLE ASPECT LOUNGE
- RE-FITTED KITCHEN
- EN-SUITE WET ROOM
- BUS STOP AT THE BOTTOM OF YOUR DRIVE
- OPEN FIELD VIEWS TO THE FRONT AND REAR
- CONSERVATORY
- RE-FITTED UTILITY ROOM
- DOUBLE GARAGE

# 3 Church View Topsgate, Spalding PE12 0BS

Bradley James welcomes you to this NO CHAIN detached bungalow which is nestled in the charming village of Gedney. This delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1998, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The generous lounge seamlessly flows into a conservatory, providing beautiful views of the well-maintained garden and the picturesque fields beyond if you lowered the fence.

This bungalow features three well-proportioned bedrooms, including bedroom one with a modern wet room en-suite, ensuring privacy and comfort. A stylish four-piece bathroom suite serves the additional bedrooms, catering to the needs of family and guests alike. The contemporary re fitted kitchen, complete with a utility room, is designed for practicality and ease of use.

Outside, the property is equally impressive, with ample off-road parking for up to four-five vehicles, leading to a double garage. The side gated access opens to a private rear garden, perfect for enjoying the tranquil surroundings. The location is particularly advantageous, with a bus stop conveniently situated at the end of your drive, providing easy connections to Norfolk, Holbeach, and Spalding.

For those who enjoy local amenities, The Chestnuts garden centre and tea room are just a short walk away, while Holbeach, a mere five-minute drive, offers a range of shops, including Aldi and Tesco, as well as essential services like doctors. The A17 is easily accessible, linking you to Lincoln, Boston, Norfolk and Spalding.

This property is a wonderful opportunity for anyone seeking a peaceful lifestyle with the convenience of modern living. Don't miss the chance to make this charming bungalow your new home.



Council Tax Band: D



### Hallway

UPVC double glazed door to the side, access to the part boarded loft with loft ladder, smoke alarm, storage cupboard with light and shelving, alarm panel, radiator, power points.

### Kitchen

14'9 x 11'2

UPVC double glazed window to the rear, base and eye level units comprising of a combination of cupboards and drawers with a worksurface over, tiled splashback, sink and drainer with a mixer tap over, induction hob with extractor fan over, eye level double oven and microwave, integrated dishwasher, breakfast bar, space and point for an American fridge freezer, radiator, power points, and tiled flooring.

### Utility Room

10'3 x 4'1

UPVC double glazed door to the rear, base and eye level units with a worktop over, tiled splashback, composite sink and drainer with a mixer tap over, wall mounted Worcester combi boiler, space and plumbing for a washing machine and tiled flooring.

### Lounge

19'7 x 14'3

UPVC double glazed windows to the rear and the side, UPVC double glazed French doors to the rear conservatory, open fire grate set on a tiled hearth with a decorative tiled surround and a wooden mantle, radiator, power points, TV point, BT point.

### Conservatory

12'0 x 9'4

Being of brick and UPVC construction, UPVC double glazed construction with a polycarbonate roof, UPVC double glazed French doors to the side. power points.

### Bedroom 1

13'5 x 11'3

UPVC double glazed windows to the front, UPVC double glazed bay window to the side, built-in bedroom suite comprising cupboards and drawers, radiator. power points.

### En-suite Wetroom

6'5 x 5'5

UPVC double glazed window to the side, fully tiled walls, low-level WC, feature ceramic console basin with ceramic legs, built in mixer shower, two wall mounted cupboards, heated towel rail, extractor fan and waterproof resin floor.

### Bedroom 2

13'1 x 9'2

UPVC double glazed window to the front, radiator, power points.

### Bedroom 3

11'2 x 10'7

UPVC double glazed window to the front, wall mounted consumer unit, power points, radiator.

### Bathroom

9'1 x 7'0

UPVC double glazed window to the rear, four piece suite comprising a WC, a pedestal hand basin, a panelled bath with taps and a shower cubicle with a mains-fed shower, fully tiled walls, radiator, extractor fan.

### Outside

The property is set back from the quiet road, the bungalow offers a frontage with a lawn, decorative paving, mature trees, bushes and shrubs. The block-paved driveway provides off-road parking for several vehicles including a caravan/or motorhome , with further space in the detached double garage. The front of the property benefits from outside lights, a water butt and two wooden pedestrian gates providing access to the rear garden. To the rear of the property is a good-size, fully enclosed garden, laid mostly to lawn with two patio areas and well established borders comprising of mature trees, shrubs and bushes. The garden benefits from an outside light and an outside tap, whilst two water butts collect rain water to help reduce the costs of maintaining the garden. There are field views behind.

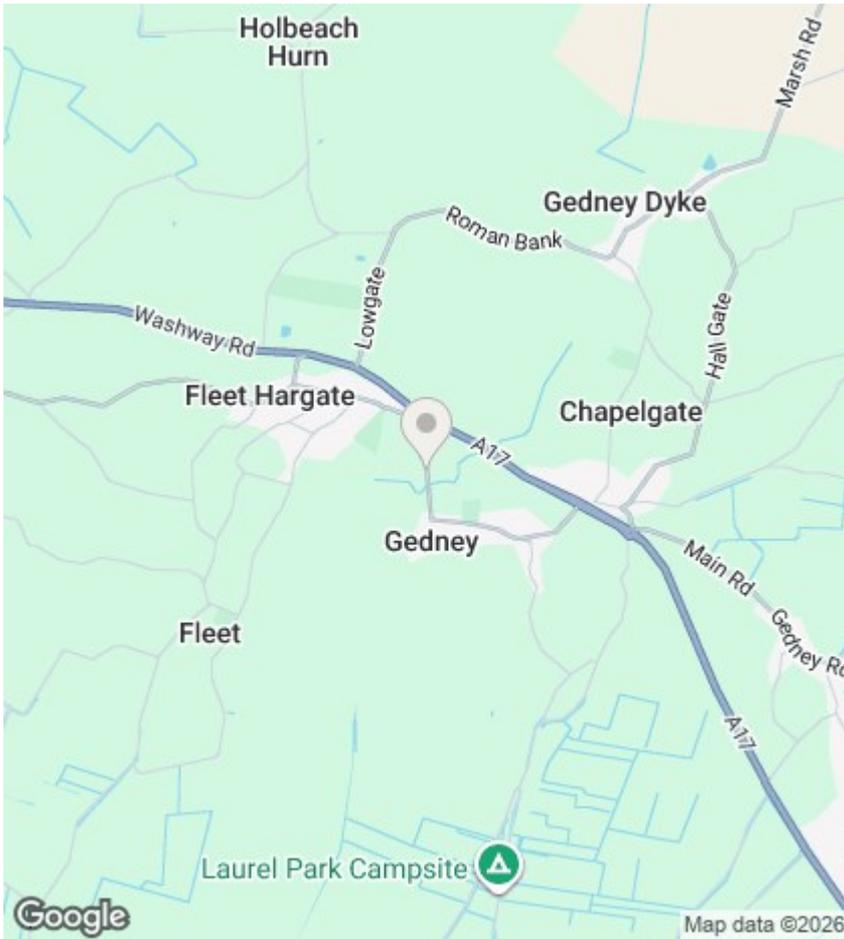
### Detached Garage

17'7 x 17'5

Remote controlled up and over electric garage door, part double glazed pedestrian door, power and lighting connected, power points and outside tap.







## Viewings

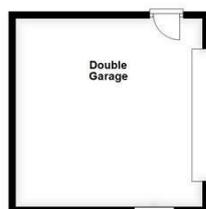
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 148.7 sq. metres (1601.0 sq. feet)



Total area: approx. 148.7 sq. metres (1601.0 sq. feet)