



The Paddocks, Gedney Spalding PE12 0DP

welcome to

The Paddocks, Gedney Spalding

BEING SOLD WITH NO CHAIN. Situated in the village of Gedney with Long Sutton a short driveaway this delightful bungalow has the rural feel with the benefit of the A17 on it's door step ideal for commuters or enjoying day's out. With three bedrooms ideal for family and friends when visiting.



Lounge

15' 3" x 11' 2" (4.65m x 3.40m)
having laminate flooring.

Kitchen

10' 9" x 9' 10" (3.28m x 3.00m)
having range of units at wall and base level, sink,
integrated cooker with gas hob, space for dishwasher
and fridge/ freezer. Tiled floor.

Utility Room

6' 10" x 5' 11" (2.08m x 1.80m)
having space for washing machine and tumble drier.
Tilled floor.

Cloakroom

having low level WC and wash hand basin. Tiled
floor.

Conservatory

9' x 5' 7" (2.74m x 1.70m)
being of brick and UPVC construction. With a tiled
floor.

Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom 2

12' 2" x 9' 10" (3.71m x 3.00m)
having laminate flooring.

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)
having laminate flooring.

Bathroom

having bath with over head shower, low level WC
and wash hand basin inset into vanity unit . Tiled
walls and floor.

Garage

15' 11" x 8' 8" (4.85m x 2.64m)
having up and over door.

Outside

the property is set on a corner plot with gardens to

front, side and rear. Brickweave drive offering off
road parking. Gate to side giving access to rear.
Lawned garden to the front. The rear of the property
is an enclosed garden laid to lawn and patio area.

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.



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The Paddocks, Gedney Spalding

- THREE BEDROOM DETACHED BUNGALOW IN SEMI RURAL LOCATION BEING SOLD WITH NO CHAIN
- LOUNGE & CONSERVATORY
- CORNER PLOT WITH GARDENS TO THE FRONT, REAR AND SIDE
- GARAGE & OFF ROAD PARKING

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107738 - 0005

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