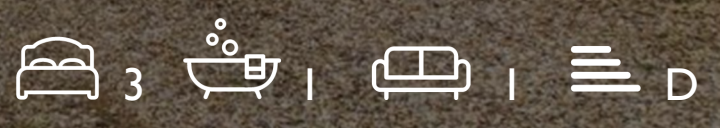




Gedney Road
Long Sutton, Spalding, PE12 9JN

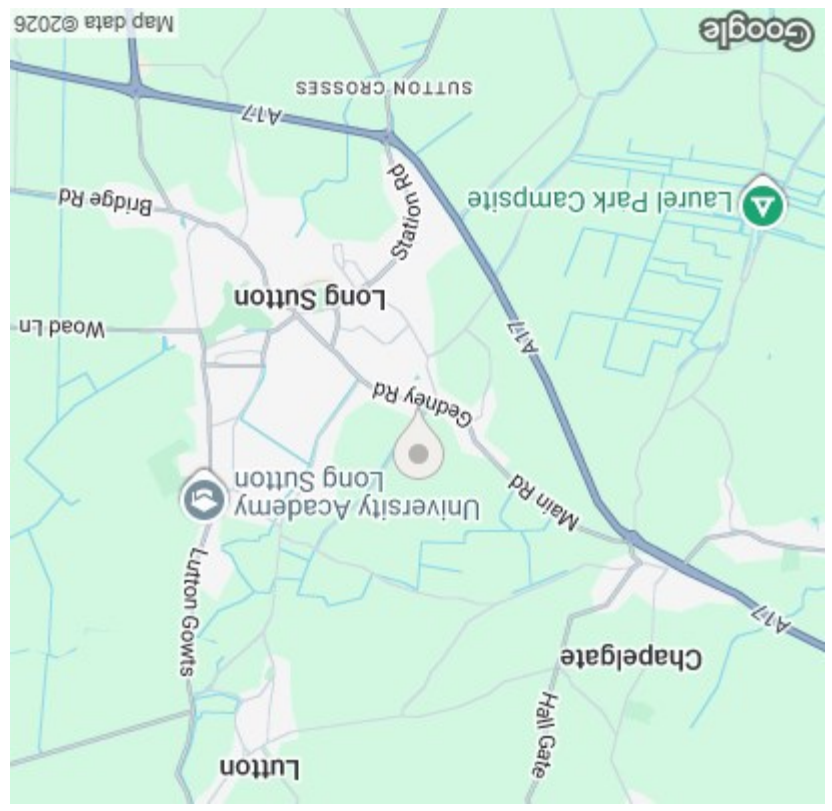
£295,000 - Freehold , Tax Band - B



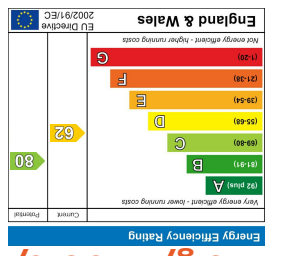
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Gedney Road

Long Sutton, Spalding, PE12 9JN

This beautifully refurbished detached bungalow on Gedney Road, Long Sutton offers spacious and stylish single-storey living, perfectly suited to modern family life. Occupying a generous plot with landscaped gardens, extensive driveway parking and a detached double garage, the property has undergone an extensive programme of refurbishment throughout, highlighted by the impressive high specification kitchen dining living area which forms the true heart of the home. Combining contemporary finishes with versatile accommodation, this exceptional bungalow is ready to move straight into and enjoy.

This fully refurbished detached bungalow, situated on a generous plot along Gedney Road in Long Sutton, has been thoughtfully redesigned and extensively improved throughout to create a stylish and versatile home finished to an exceptional standard. Accessed via the welcoming entrance hallway, the property immediately offers a bright and inviting feel, leading through to a beautifully presented living room positioned to the front elevation, providing a comfortable and relaxing reception space. The accommodation continues with three well-proportioned bedrooms, all finished in a contemporary style, alongside a modern family bathroom fitted with quality fixtures and fittings. Undoubtedly the heart of the home is the stunning newly fitted high specification kitchen dining living area, an impressive open and sociable space perfectly designed for modern family living and entertaining, offering ample room for both dining and day-to-day relaxation while enjoying views over the garden. The adjoining utility room provides additional practicality and useful storage space with external access. Externally, the bungalow occupies an excellent plot with a large driveway extending to both the front and side of the property, providing extensive off-road parking and vehicular access through to the detached double garage located at the rear. The outside space has also been significantly enhanced with landscaped gardens and a stunning newly created patio seating area, ideal for outdoor entertaining and enjoying the surrounding space. Combining spacious single-storey living with high quality refurbishment throughout, this impressive home offers a superb blend of style, comfort and practicality in a sought-after Long Sutton location.

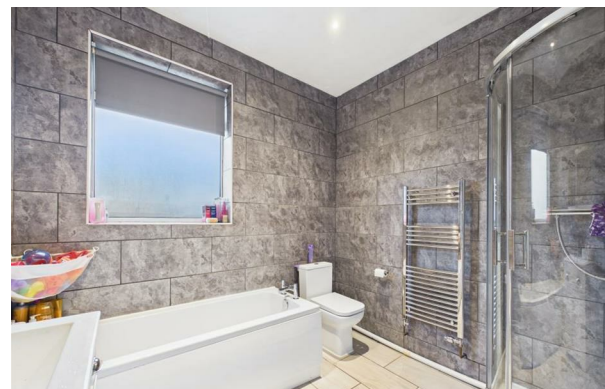
- Entrance Hall**
7.81 x 1.02 (25'7" x 3'4")
- Living Room**
4.37 x 3.99 (14'4" x 13'1")
- Kitchen Diner**
6.06 x 4.00 (19'10" x 13'1")
- Utility Room**
3.03 x 3.27 (9'11" x 10'8")
- Master Bedroom**
3.64 x 3.95 (11'11" x 12'11")
- Bedroom Two**
3.73 x 3.94 (12'2" x 12'11")
- Bathroom**
2.43 x 2.55 (7'11" x 8'4")
- Bedroom Three**
3.51 x 3.33 (11'6" x 10'11")
- Garage One**
6.18 x 3.07 (20'3" x 10'0")
- Garage Two**
6.08 x 2.60 (19'11" x 8'6")



EPC - D
62/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
 Construction: Standard
 Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Double Garage, Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Electric Room Heaters
 Internet connection: Fttp
 Internet Speed: TBC
 Mobile Coverage: TBC



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL