

**Red House Cottage Marsh Road,Gedney Dyke SPALDING PE12 0AT**

william h brown

***welcome to***

## Red House Cottage Marsh Road,Gedney Dyke SPALDING

FIELD VIEWS AND SPACIOUS ACCOMODATION FOR ALL THE FAMILY. Enjoying beautiful open field views, this deceptively spacious family home offers versatile living, a charming multi-fuel burner, and fantastic space for family life and entertaining.













**Entrance Hall**

**Lounge**
22' 10" x 15' 9" ( 6.96m x 4.80m )
having central feature fireplace with multi-fuel burner. French doors to the rear.

**Dining Room**
13' 11" x 10' 11" ( 4.24m x 3.33m )
archway leading to the kitchen.

**Kitchen**
15' 9" x 11' 4" ( 4.80m x 3.45m )
having range of units at wall and base level, worktops with matching breakfast bar and pantry. Integrated oven and induction hob. Built-in dishwasher, floor standing 'Boulter' boiler.

**Boot Room**
9' 7" x 7' 6" ( 2.92m x 2.29m )
having door leading to the garden.

**Utility Room**
9' 8" x 7' 10" ( 2.95m x 2.39m )
having base units with worktops over with space for washing machine and tumble dryer.

**Downstairs Shower Room**
having shower cubicle, low level WC and wash hand basin. Heated towel rail.

**Garden Room**
17' 10" x 16' 1" ( 5.44m x 4.90m )
having french doors leading to the rear garden,

**Landing**
having storage area and 2 x loft access.

**Bedroom 1**
14' x 10' 5" ( 4.27m x 3.17m )
having storage cupboard with hanging rail.

**Bedroom 2**
13' 11" x 10' 5" ( 4.24m x 3.17m )

**Bedroom 3**
12' x 9' 4" ( 3.66m x 2.84m )

**Bedroom 4**
10' x 7' ( 3.05m x 2.13m )

**Bedroom 5**
9' 11" x 7' 2" ( 3.02m x 2.18m )
having storage cupboard with hanging rail.

**Bathroom**
having free standing bath with mixer taps and shower attachment, low level WC and wash hand basin set in vanity unit. Heated towel rail and airing cupboard.

**Outside**
the property is approached via wooden 5 bar gates which lead to a block paved driveway offering off road parking for several vehicles. The rear garden is mainly laid to lawn with a patio area and 2 sheds.

**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.

*welcome to*

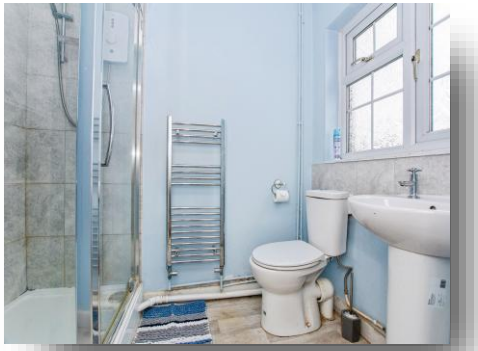
# Red House Cottage Marsh Road, Gedney Dyke SPALDING

- FIVE BEDROOM DETACHED HOUSE IN VILLAGE LOCATION
- SPACIOUS ACCOMMODATION IDEAL FOR A GROWING FAMILY
- SPACIOUS LOUNGE/DINING ROOM WITH CENTRAL FIRE PLACE
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS FAMILY BATHROOM
- GARDEN ROOM WITH VIEWS OF THE MATURE GARDEN AND FIELD VIEWS BEYOND

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










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/LST107461

The Property Ombudsman

Property Ref:
LST107461 - 0009

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.

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