



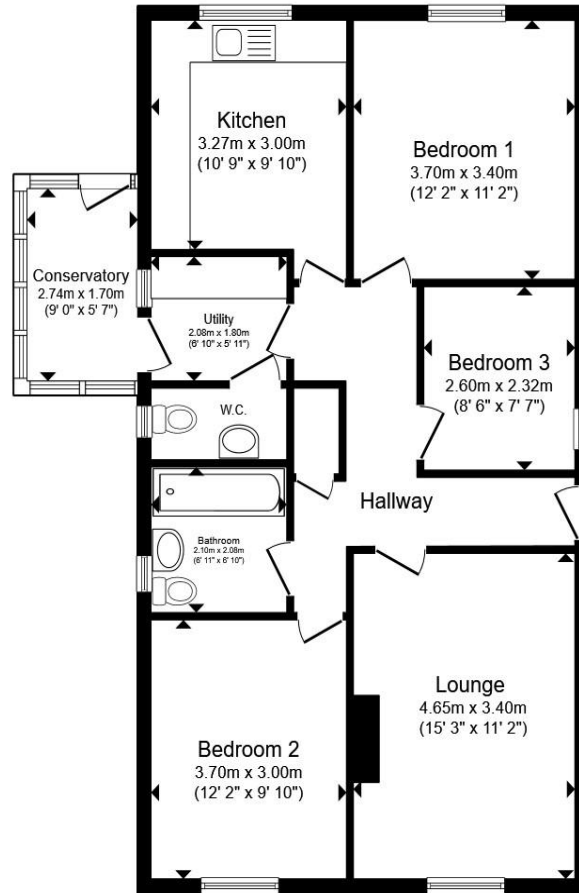
The Paddocks, Gedney Spalding PE12 0DP

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.





Ground Floor

Total floor area 84.9 m² (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Lounge

15' 3" x 11' 2" (4.65m x 3.40m)

Kitchen

10' 9" x 9' 10" (3.28m x 3.00m)

Utility Room

6' 10" x 5' 11" (2.08m x 1.80m)

Cloakroom

Conservatory

9' x 5' 7" (2.74m x 1.70m)

Bedroom 1

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

Bedroom 2

12' 2" x 9' 10" (3.71m x 3.00m)

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)

Bathroom

Garage

15' 11" x 8' 8" (4.85m x 2.64m)

Outside

Agents Note

welcome to

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
- SHORT DISTANCE TO THE PRETTY MARKET TOWN OF LONG SUTTON

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

£244,950



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107738



Property Ref:
LST107738 - 0003

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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