BRADLEY JAMES

ESTATE AGENTS









5 Church View Topsgate, Gedney, Spalding, Lincolnshire, PE12 0BS

Asking price £335,000

- No chain
- Enviable plot
- Modern en-suite to bedroom one, plus fitted bedroom furniture in bedroom one and two
- Four piece bathroom suite
- Double garage
- Two reception rooms, including a lounge and conservatory
- Field views to the front, side and rear
- Kitchen diner and utility room
- Off road parking for five-six cars
- Bus stop two doors up and chestnut tea rooms on the same road

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Located in a picturesque setting this NO CHAIN detached bungalow which is nestled in the charming village of Gedney.

Built in 1998, the property boasts a spacious layout with two reception rooms, ideal for both relaxation and entertaining. The generous lounge flows into a conservatory, providing beautiful views of the well-maintained garden and the picturesque fields behind and to the side. If you lowered the fence to the rear and side you can enjoy the views from the lounge, kitchen and conservatory.

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

Outside, this bungalow is situated on an enviable plot with views to the front, side and rear overlooking the Lincolnshire countryside.

Ample off-road parking for up to five-six vehicles, leading to a double garage. The side gated access opens to a private side and 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.

3 null 2 D

Council Tax Band: D







Entrance Hall
UPVC obscured double glazed side door into the entrance hall which has a radiator, power points, storage cupboard, skimmed and coved ceiling and loft hatch with pulldown ladder with loft light and is part boarded.

Lounge
19'1 x 14'1
Double aspect with a UPVC double glazed window to the side, UPVC double glazed window to the rear, UPVC double glazed French doors going onto the conservatory, radiator, power points, TV points, gas fireplace and skimmed and coved ceiling.

Conservatory
12'1 x 9'1
Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, if you lower the rear and side fence you have field views, tiled floor, power points, electric heater, ceiling fan, ceiling lights and wall lights.

Kitchen Diner
14'1 x 11'0
UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a Neff induction hob and Neff extractor over, integrated Neff dishwasher, space and point for American fridge freezer, tiled splashback, tiled floor, radiator, power point, TV point and skimmed and coved ceiling with inset spotlights.

Utility Room
8'0 x 5'0
UPVC obscured double glazed door to the rear, base and eye level units with work surface over, sink and drainer with a mixer tap over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, radiator, power points, storage cupboard and skimmed and coved ceiling.

Bathroom
Four piece bathroom suite, UPVC obscured double glazed window to the rear, bath with mixer taps over, WC with push button flush, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower over with extractor fan and inset spotlights above, fully tiled floor and walls and skimmed ceiling with inset spotlights.

Bedroom 1
13'0 x 13'0 max
Three UPVC double glazed windows to the front enjoying uninterrupted field views, views of horse paddock land, fitted bedroom furniture with built-in wardrobes, built-in bedside cabinets, overhead cabinets, built-in drawers, radiator, power points, ceiling fan and light, skimmed and coved ceiling and a door to the en-suite.

Bedroom 1 En-suite
UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash hand basin with mixer taps over, WC with push button flush, fully tiled walls and floor, wall mounted heated towel rail and skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2
13'1 x 9'1
Measurements into the built-in wardrobe, UPVC double glazed window to the front, radiator, power points, ceiling fan and light, built-in wardrobes and skimmed and coved ceiling.

Bedroom 3
11'0 x 10'1
UPVC double glazed window to the front enjoying the open field views, radiator, power points, fuse box and skimmed and coved ceiling.

Outside
The property sits on a enviable plot with a vast amount of block paved off road parking which can be extended to create further off-road parking for numerous cars if needed. This leads to a double garage and side gated access to the rear garden which is enclosed by panel fencing, there's an extended patio seating area and it is laid to lawn.

Double Garage
Electric remote controlled roller door with power and lighting connected,





















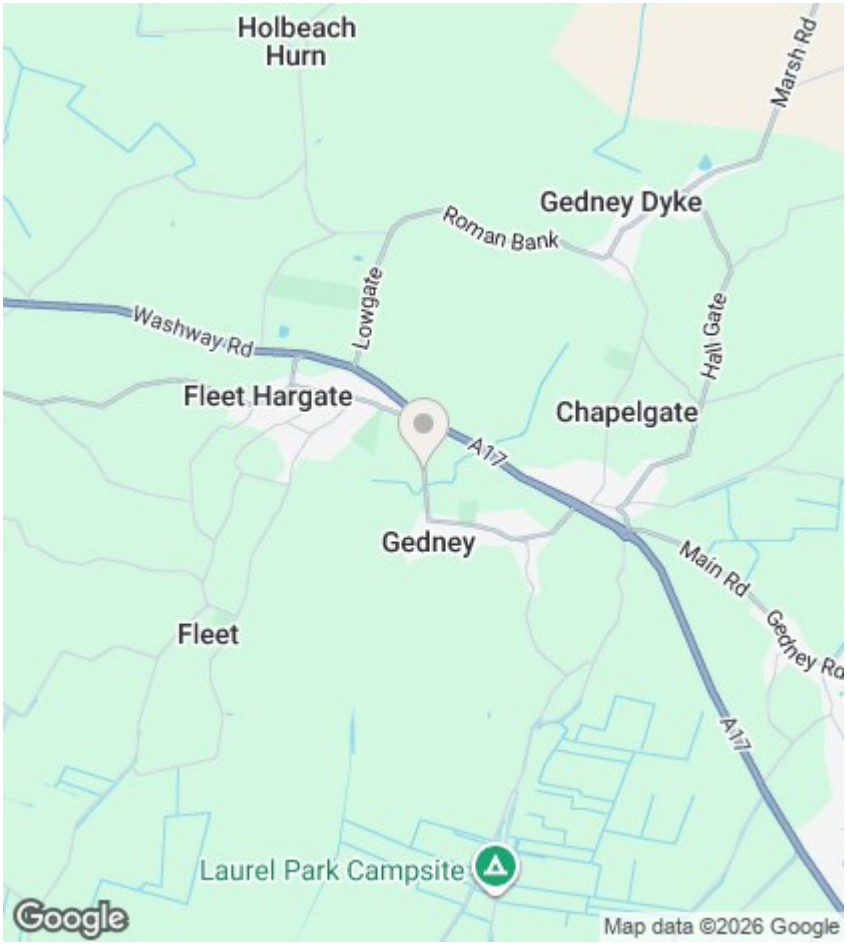










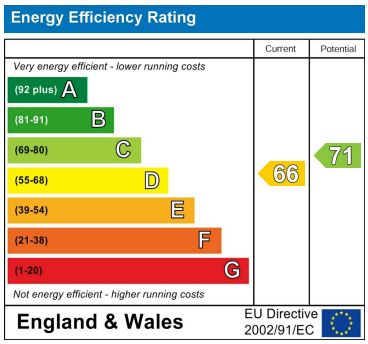


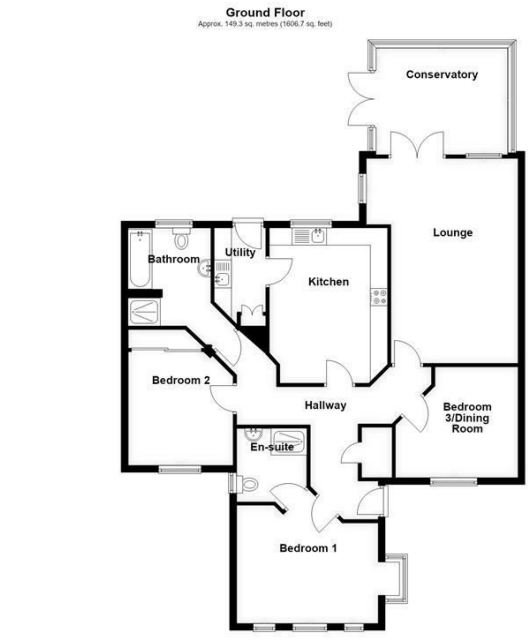
Viewings

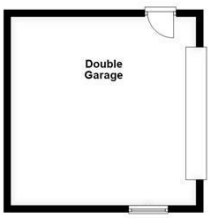
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D







Total area: approx. 149.3 sq. metres (1606.7 sq. feet)