

The Paddocks,Gedney Spalding PE12 0DP

william h brown

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.

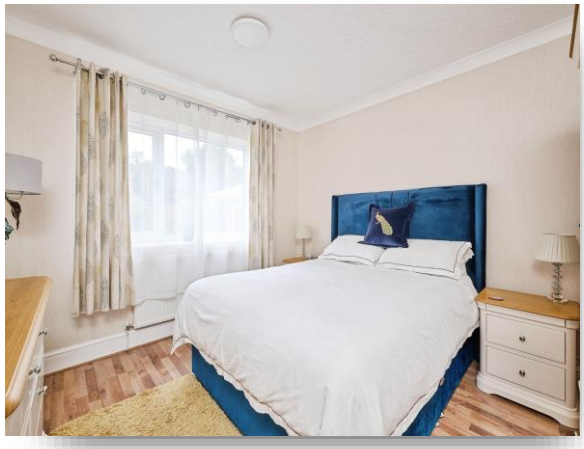












Lounge
15' 3" x 11' 2" (4.65m x 3.40m)
having laminate flooring.

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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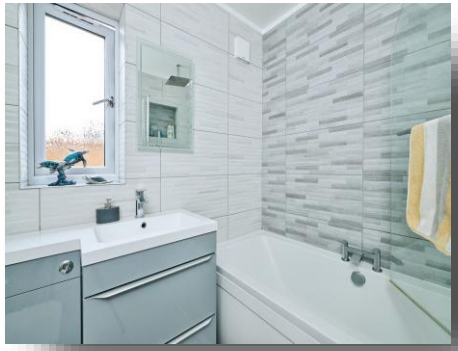
The Paddocks, Gedney Spalding

- 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
- SHORT DISTANCE TO THE PRETTY MARKET TOWN OF LONG SUTTON

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

£235,000









Please note the marker reflects the postcode not the actual property

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

The Property Ombudsman

Property Ref:
LST107738 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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