



**Main Road, Gedney Spalding PE12 0AA**



**william  
h brown**

**welcome to**

**Main Road, Gedney Spalding**

SOME MODERNISATION REQUIRED, PUT YOUR OWN STAMP ON IT!! Three bedroom Semi-Detached House, GOOD SIZED LOUNGE & KITCHEN DINER. Off Road Parking to the rear, ENCLOSED YARD & SUBSTANTIAL LAWNED GARDEN AREA TO THE REAR IDEAL FOR THE GOOD LIFE. Situated on the outskirts of Long Sutton with a bus service.



## **Entrance Hall**

### **Lounge**

13' x 13' 9" ( 3.96m x 4.19m )

having feature fireplace with tiled hearth and timber surround.

## **Kitchen**

7' 10" x 16' 11" ( 2.39m x 5.16m )

having range of units at wall and base level, one and half bowl sink, integrated electric oven, grill 4 ring hob and extractor over. Space for washing machine, tiled floor and built in understair cupboard.

## **Rear Porch**

4' 10" x 7' 4" ( 1.47m x 2.24m )

having space for fridge freezer and door to garden.

## **Bedroom 1**

10' 1" x 10' 5" ( 3.07m x 3.17m )

## **Bedroom 2**

10' 11" x 9' ( 3.33m x 2.74m )

having built in airing cupboard with wall mounted gas boiler.

## **Bedroom 3**

8' x 7' 7" ( 2.44m x 2.31m )

## **Bathroom**

5' 5" x 6' ( 1.65m x 1.83m )

having bath with shower over, low level WC, pedestal wash hand basin and partly tiled walls.

## **Outside**

The property is set back behind a lawned foregarden with pathway leading to front door. The low maintenance rear garden is enclosed by fencing with paving and circular patio. Rear gate gives access to the parking area with additional garden which is laid to lawn with mature trees.



***view this property online*** [williamhbrown.co.uk/Property/LST105774](http://williamhbrown.co.uk/Property/LST105774)



welcome to

## Main Road, Gedney Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- GOOD SIZED LOUNGE & KITCHEN DINER
- OFF ROAD PARKING
- ENCLOSED YARD & SUBSTANTIAL LAWN TO THE REAR
- SHORT DISTANCE FROM TOWN CENTRE & AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST105774](http://williamhbrown.co.uk/Property/LST105774)



Property Ref:  
LST105774 - 0013

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**