



Choices Folly Marsh Road, Gedney Drove End Spalding PE12 9PJ

welcome to

Choices Folly Marsh Road, Gedney Drove End Spalding

BEING SOLD WITH NO ONWARD CHAIN. Three double bedroom detached property, NEEDING MODERNISATION. Quiet & Rural location, GOOD SIZED PLOT. Three reception rooms & REAR CONSERVATORY. Family bathroom & WC. Ample off road parking, INTEGRAL DOUBLE GARAGE/WORKSHOP. Enclosed Garden to side & rear.



**Entrance Porch
Lounge/Diner**

13' 10" x 27' 1" (4.22m x 8.26m)
having brick fireplace with open fire.

Kitchen/Diner

30' 4" x 9' 10" (9.25m x 3.00m)
having range of units at wall and base level,
worktops with one and half bowl sink. Space for
double range cooker with gas hob. Space for fridge,
freezer and dishwasher.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m)
having space for washing machine and tumble drier.
Side door access to the property.

Snug

9' 7" x 12' 2" (2.92m x 3.71m)
having brick fireplace with open fire. Sliding door to
rear.

Study

9' 10" x 13' 9" (3.00m x 4.19m)
having spiral staircase to first floor.

Cloakroom

having low level WC and wash hand basin.

Conservatory

having side door to garden.

Bedroom 1

13' 10" x 15' 10" (4.22m x 4.83m)
having fitted shower cubicle with thermo shower,
vanity unit with sink.

Bedroom 2

13' 11" x 10' 9" (4.24m x 3.28m)

Bedroom 3

9' 10" x 11' 6" (3.00m x 3.51m)

Bathroom

having bath with mixer tap and shower attachment
over, low level WC and wash hand basin. Tiled floor,
shaving point and loft access.

Garage And Workshop

having double doors to front with internal access
from Conservatory.

Outside

the property is accessed via a 5 bar gate with off
road parking for multiple vehicles. The rear garden is
enclosed by fencing with timber garden shed.

Garage And Workshop

having double doors to front with internal access
from Conservatory.



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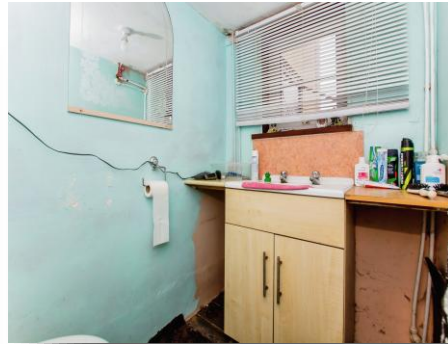
Choices Folly Marsh Road, Gedney Drove End Spalding

- THREE DOUBLE BEDROOM DETACHED PROPERTY NEEDING MODERNISATION
- THREE RECEPTION ROOMS & REAR CONSERVATORY
- UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE/WORKSHOP
- BEING SOLD WITH NO CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107649 - 0002

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