



Montina Hallgate, Gedney Spalding PE12 0AH

welcome to

Montina Hallgate, Gedney Spalding

BLANK CANVAS IDEAL FOR PUTTING YOUR OWN STAMP ON IT. This detached bungalow is set on a generous plot situated in the rural location of Gedney. Having the feel of rural living with the convenience of Long Sutton a short distance away offering local amenities, doctors and a popular Friday Market.



Entrance Hall Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

having attractive fireplace with cast iron surround and tiled hearth.

Kitchen

13' 11" x 9' 5" (4.24m x 2.87m)

having range of units at wall and base level and large pantry cupboard. Worktops with inset stainless steel sink. Built-in eye level electric oven with ceramic hob. Space for washing machine, tumble drier and fridge freezer. Plumbing for a dishwasher. Tiled flooring.

Dining Area

9' 11" x 6' 11" (3.02m x 2.11m)

having doors leading to the garden.

Bedroom 1

9' 5" x 11' 4" (2.87m x 3.45m)

Bedroom 2

10' 1" x 9' 6" (3.07m x 2.90m)

Bedroom 3

10' 11" x 10' (3.33m x 3.05m)

Bathroom

having bath with electric shower over, low level WC and wash hand basin. Partly tiled walls and wooden floor.

Garage

having timber doors, power and light.

Outside

the property sits back behind a lawned area with hedging to the sides. Gravel driveway offering off road parking for several cars. Timber handgate giving access to the enclosed rear garden. Large paved patio area, lawn and a gravel seating area.



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Montina Hallgate, Gedney Spalding

- DETACHED BUNGALOW SET ON A GOOD SIZED PLOT IN RURAL LOCATION
- THREE BEDROOMS & FAMILY BATHROOM
- LOUNGE, KITCHEN/DINER
- GARAGE AMPLE OFF ROAD PARKING & GOOD SIZED REAR GARDEN
- BENEFITS FORM A NEW BOILER INSTALLED IN 2023 REGULARLY SERVICED AND STILL UNDER MANUFACTURES WARRANTY

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107416 - 0010

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