



St. Marys Meadows, Gedney Spalding PE12 0DL

welcome to

St. Marys Meadows, Gedney Spalding

Detached Bungalow in a cul de sac location situated on the outskirts of town. SOME UPDATING REQUIRED. Being sold with NO CHAIN. The spacious lounge has patio doors leading to the rear garden. With both an en-suite and family shower room. Book your viewing today.



Entrance Hall

having airing cupboard.

Lounge

13' 5" x 20' 6" (4.09m x 6.25m)

having attractive fireplace with patio doors leading to the rear garden.

Kitchen

12' 10" x 8' 4" (3.91m x 2.54m)

having range of units at wall and base level, worktops with inset sink. Breakfast bar, integrated cooker with gas hob. Door to garden.

Bedroom 1

11' 4" x 10' 9" (3.45m x 3.28m)

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

8' 1" x 11' 6" (2.46m x 3.51m)

Bedroom 3

8' 5" x 7' 9" (2.57m x 2.36m)

Shower Room

having shower cubicle, low level WC and wash hand basin.

Garage

18' x 8' 4" (5.49m x 2.54m)

having electric door, power and light. Wall mounted boiler.

Outside

the property sits back behind a gravel driveway offering off road parking. The rear garden is laid to lawn with a 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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welcome to

St. Marys Meadows, Gedney Spalding

- DETACHED BUNGALOW ON THE OUTSKIRTS OF TOWN
- THREE BEDROOM WITH EN-SUITE TO MASTER
- GOOD SIZED LOUNGE
- GARAGE & ENCLOSED GARDEN
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107210 - 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.

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