



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.

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

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107416 - 0012

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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