



**Gedney Road, Long Sutton, Spalding  
Lincolnshire PE12 9JN  
Price £375,000 Freehold**

\*\*\*\*\* A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE VERSATILITY AND SIZE OF ACCOMMODATION ON OFFER \*\*\*\*\*

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this beautifully presented, show home condition, three bedroom, two reception room DETACHED BUNGALOW, situated on a non-estate plot and benefiting from an OVERSIZED DETACHED GARAGE WORKSHOP, along with having field views to the rear. The property is in the sought after Georgian market town of Long Sutton, with its fantastic array of amenities.

Internally the property comes with an 'L' shaped entrance hall, which leads to the sitting room to the rear having bi-folding doors opening out to the landscaped rear garden. The separate dining room could also act as a fourth bedroom if needed. The inner hallway then leads through to bedroom one, which benefits from having its own hallway with two double storage cupboards, along with the additional benefit of a walk-in dressing room. Then continuing through the bungalow there is an OPEN PLAN DOUBLE ASPECT LOUNGE/KITCHEN/DINER, with the lounge having a feature log burner; the kitchen has integrated appliances along with a boot room, utility room and cloakroom adjacent. Completing the accommodation is a further inner hallway with a storage cupboard and a door opening up to the second bedroom and the four piece bathroom suite.

Externally the property has off-road parking to the front with wooden gates opening up to further off-road parking to the side and rear of the dwelling, which then leads to a DETACHED OVERSIZED GARAGE/WORKSHOP, benefiting from a lean-to storage room to the side. The rest of the garden has patio and decking seating areas, with a decorative lawned area with well established shrub and tree borders.

The property benefits from having open field views to the rear and is within walking distance of Long Sutton's local amenities.

Energy Efficiency Rating	
Current	Potential
	78
	67

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

www.morrissandmennie.com

Through the composite obscured double glazed front door, into the:-

**L' SHAPED ENTRANCE HALL :**

Power points, radiator, skimmed and coved ceiling with inset spotlights.

**OPEN PLAN DOUBLE ASPECT LOUNGE/KITCHEN/DINER :**

**Lounge:**

17'3" x 13'0" (5.26m x 3.96m)



UPVC double glazed window to the front, radiator, power points, multi-fuel burner, skimmed and coved ceiling, wall lights, block archway through to the kitchen.

**Kitchen/Diner :**

14'7" x 11'4" (4.45m x 3.45m)



UPVC double glazed window to the rear overlooking the landscaped rear garden and fields, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, double electric oven and grill with a five burner gas hob and extractor hood over, integrated dishwasher, integrated fridge, tiled splash backs, power points, skimmed and coved ceiling with inset spotlights, TV point, telephone point, tiled floor, wall lights.

Inner hallway having a storage cupboard, loft hatch.

**DINING ROOM/BEDROOM FOUR :**

13'1" x 9'7" (3.99m x 2.92m)



UPVC double glazed window to the front, radiator, power points, skimmed ceiling.

**INNER HALLWAY TO BEDROOM ONE :**

Skimmed and coved ceiling with inset spotlights, two double storage cupboards, power point.

**BEDROOM ONE :**

14'3" x 10'5" (4.34m x 3.18m)

UPVC double glazed window to the front, radiator, power points, skimmed and coved ceiling.

**WALK-IN DRESSING ROOM :**

7'0" x 6'3" (2.13m x 1.91m)

Skimmed ceiling with light fitting.

**REFITTED SHOWER ROOM :**

Shower cubicle with a fixed rainfall style oversized shower head with a built-in mixer shower and a hand-held shower over, vanity washbasin with a mixer tap over with matt handle-less cupboards beneath and a work surface over, tiled splash backs, wall mounted mirror with LED lights, wall mounted heated towel rail, W.C with a push button flush with a vanity unit behind having storage and a work surface over with further matt finished eye level storage cupboards, double shaver point, skimmed ceiling with inset spotlights, loft hatch, tiled floor.

**BEDROOM TWO/SECOND SITTING ROOM :**

13'2" x 10'0" (4.01m x 3.05m)



Having an inner hallway to bedroom two with room for a dresser if needed, double glazed bi-folding doors opening out to the garden, radiator, power points, telephone point, skimmed ceiling with insets spotlights, TV point.

**INNER HALLWAY :**

**BEDROOM THREE :**

14'1" x 11'1" (4.29m x 3.38m)

UPVC double glazed window to the front, radiator, power points, skimmed and coved ceiling.

**FOUR PIECE BATHROOM :**



UPVC obscured double glazed window to the side, panelled bath with a side mounted mixer tap and a mixer tap handheld shower, W.C with a push button flush, vanity washbasin with a mixer tap over and high gloss storage cupboards and drawers beneath, wall mounted medicine cabinet with a mirrored front, wall mounted heated towel rail, fully tiled shower cubicle with a built-in mixer shower with an oversized fixed shower head and a separate shower head on a sliding adjustable rail, fully tiled walls and floor, skimmed and coved ceiling with inset spotlights, extractor fan.

**BOOT ROOM :**

14'0" x 4'6" (4.27m x 1.37m)

UPVC double glazed window and French doors to the rear garden, ceiling skylight, radiator, power points, tiled floor wall mounted boiler.

**CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin with a mixer tap over, tiled splash backs, tiled floor, radiator.

**UTILITY ROOM :**

8'2" x 7'6" (2.49m x 2.29m)

UPVC obscured double glazed window to the rear, Shaker base units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for an American fridge/freezer, power points, shelving.

**EXTERIOR :**

The property has a low level brick wall with a variety of mature shrubs and a railway sleeper border which is then laid to decorative chippings. There is off-road parking for four vehicles to the front and a picket fence to the side which then opens up to further vehicle access providing a concrete parking area for a motor home or caravan, this then leads to the **DETACHED OVERSIZED GARAGE/WORKSHOP.**

The second part of the rear garden has been landscaped by the current vendor and is enclosed by panel fencing with a laid to lawn area and well established shrub and tree borders and a raised decking seating area, a pagoda, a small playhouse, a further patio seating area with railway sleeper borders, and another patio seating area adjacent to the boot room, outside power points and outside lighting.

**OVERSIZED GARAGE/WORKSHOP :**

38'4" x 14'8" (11.68m x 4.47m)

Having a sliding door, a vaulted ceiling and a mezzanine storage floor, concrete flooring, power and lighting connected, separate fuse box, lean-to storage unit to the side (approx 38'4" x 6'0"). There is a large greenhouse and a kitchen garden to the side of the lean-to.

**SERVICES :**

Council Tax Band - C (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

**DIRECTIONS :**

From our office on West End at the traffic lights turn left onto Boston Road South, at the roundabout take the third exit onto the A17, at the next roundabout take the second exit heading towards Long Sutton staying on this road and continuing onto Gedney Road, where the property can be located on the left hand side.

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.			
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.			
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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4 Finkin Street | Grantham | NG31 6QZ  
T. 01476 569090  
www.mortgageoptionsonline.co.uk