

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING M & M RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Jamorie, Churchgate, Gedney, PE12 0BZ

**£239,750 Freehold**

- Detached Bungalow
- Double Aspect Lounge
- Kitchen
- Garden Room
- No chain

DETACHED 3 BEDROOM BUNGALOW, situated on a larger than average non-estate corner plot, having scope for an extension if needed. The property is in need of some modernisation, with the bungalow offering plenty of potential for alteration. Externally the property sits on a fantastic corner plot.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





**ENTRANCE HALL :**

Power points, storage cupboard housing the fuse box and meters.

**BEDROOM THREE :**

2.74m x 2.74m (9'0" x 9'0") UPVC double glazed window to the side, electric storage heater, power points.

**DOUBLE ASPECT LOUNGE :**

5.08m x 3.73m (16'8" x 12'3") Low level UPVC double glazed window to the side, UPVC double glazed window to the front, electric storage heaters, power points, TV point.

**KITCHEN :**

3.05m x 2.74m (10'0" x 9'0") UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and point for a free standing cooker, space and plumbing for a dishwasher, space and point for a fridge/freezer, power points.





**'L' SHAPED GARDEN ROOM :**

5.23m x 3.78m (max) (narrowing to 2.54m) (17'2" x 12'5" (max) (narrowing to 8'4")) UPVC double glazed French doors opening out onto the rear garden, UPVC double glazed window to the side, electric storage heater, power points, UPVC double glazed door to the side, UPVC double glazed French doors to the side, concrete ramp for disabled access.

**INNER HALLWAY :**

Loft hatch.

**FOUR PIECE BATHROOM SUITE :**

Two UPVC obscured double glazed windows to the rear, panelled bath with a mixer tap over and a mixer tap handheld shower over, fully tiled shower cubicle with an electric mixer shower over, pedestal washbasin with taps over, W.C, fully tiled walls, airing cupboard.

**BEDROOM ONE :**

4.06m x 2.79m (13'4" x 9'2") UPVC double glazed window to the front, electric storage heaters, power points.

**OPEN PLAN WET ROOM/BEDROOM TWO :**

3.66m x 3.05m (12'0" x 10'0") Currently used with disability purposes in mind, with half being used as a bedroom area and the other half as a wet room. There is potential to move the kitchen and this bedroom around.

UPVC double glazed window to the rear, with the wet room area having wet room flooring, an electric mixer shower, wash hand basin with taps over and a W.C. The bedroom area has an electric storage heater and power points. There is an internal door leading from this room into the rear entrance and utility room, so this could be converted if needed.

**UTILITY ROOM :**

6.17m x 1.45m (20'3" x 4'9") UPVC double glazed window to the front, UPVC obscured double glazed door and window to the rear, space and plumbing for a washing machine, power points.

**CLOAKROOM :**

UPVC obscured double glazed window to the rear, W.C, wash hand basin with taps over, tiled splash backs.

**EXTERNALLY :**

The property sits on a good sized corner plot, with panel fencing to the right hand side and mature shrub borders to the far side. The gravelled off-road parking is large enough for multiple vehicles and continues towards the single garage. The side access leads to the rear garden which is enclosed by panel fencing and is all low maintenance, being laid to patio, with a ramp to the garden room and a shed. Continuing back round to the side taking you to the front where it has shrub hedging and is laid to lawn. There is a green to the front aspect with a park bench and a bus shelter.

**SINGLE GARAGE :**

Metal up and over door.

**DIRECTIONS :**

From our office on West End at the traffic lights go straight over through the High Streets, staying on this road heading out of Holbeach towards Fleet. Turn right onto Old Main Road, staying on this road past the garden centre towards Gedney. As you come into Gedney bear left onto Churchgate where the property is situated towards the bottom where the property can be found on the right hand side.





**TENURE** Freehold

**SERVICES** Mains electric and water  
Electric heating

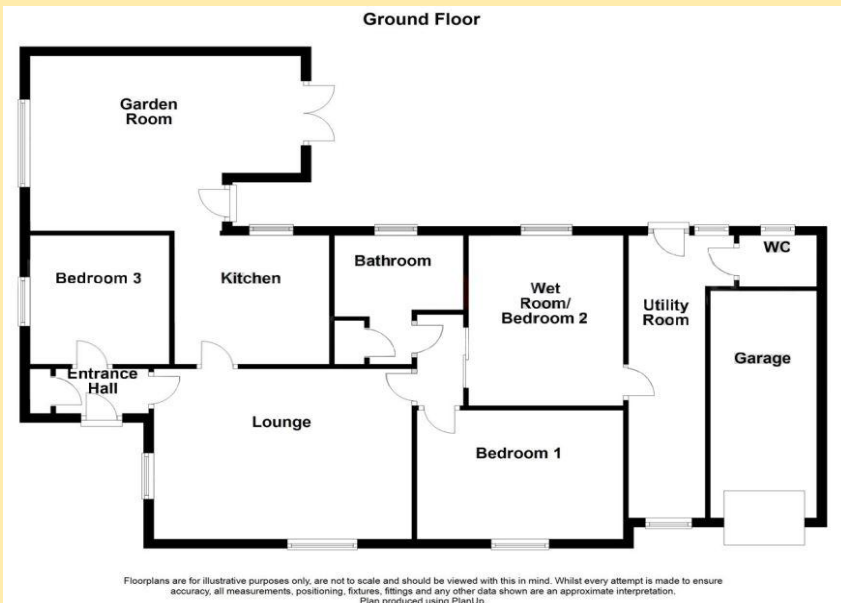
**COUNCIL TAX BAND** C

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.



**Ref: M & M**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766  
E: [tracywade@longstaff.com](mailto:tracywade@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

