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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



46 Main Street, Gedney Dyke PE12 0AJ

GUIDE PRICE - £185,000 Freehold

- Requires Updating and Modernisation
- No Chain
- Larger than Average Rear Garden
- 2 Double Bedrooms
- Viewing Recommended

2 bedroom detached bungalow situated in the popular village location of Gedney Dyke. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, sun room, utility room, cloakroom, 2 double bedrooms and wet room. Large than average gardens to the rear, multiple off-road parking. Attached garage. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door to the front elevation with matching glazed panels leading into:

ENTRANCE PORCH

2' 2" x 6' 5" (0.67m x 1.97m) Skimmed ceiling, centre light point, obscured UPVC double glazed door with matching full length obscured glazed panel leading into:

ENTRANCE HALLWAY

7' 4" x 16' 4" (2.24m x 4.98m) Coved and textured ceiling, centre light point, access to loft space, radiator, BT point, tiled flooring, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE

11' 7" x 15' 4" (3.55m x 4.69m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, tiled flooring, feature wooden fire surround with marble hearth with fitted multi fuel burner.



KITCHEN BREAKFAST ROOM

10' 0" x 11' 5" (3.06m x 3.49m) Glazed window to the rear elevation, skimmed and coved ceiling, strip lighting, radiator, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, inset one and a quarter bowl sink, integrated ceramic hob and integrated Hotpoint oven, extractor hood over.

SUN ROOM

10' 4" x 12' 9" (3.15m x 3.89m) Dwarf brick wall with glazed windows to both sides and to the rear elevation, sliding patio doors to the rear elevation, BT point, textured ceiling, centre light point, door to:

CLOAKROOM

2' 5" x 4' 7" (0.75m x 1.41m) Skimmed ceiling, centre light point, wooden glazed window to the side elevation, low level WC.

From the Sun Room doorway into:

UTILITY ROOM

8' 7" x 9' 0" (2.62m x 2.75m) Aluminium glazed window to the rear elevation, textured ceiling, centre light point, stainless steel sink, fitted base unit, plumbing and space for automatic washing machine, floor standing Boulter Classic oil fired boiler.

From the Entrance Hallway door into:

MASTER BEDROOM

11' 11" x 12' 0" (3.65m x 3.67m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator.

BEDROOM 2

10' 5" x 10' 11" (3.19m x 3.34m) Wooden glazed window to the rear elevation, textured ceiling, centre light point, double radiator.

WET ROOM

7' 4" x 6' 6" (2.25m x 1.99m) Obscured glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps, fitted with Triton thermostatic shower over.

EXTERIOR

Lawned area to the front and driveway for multiple off-road parking. Side garden leading down to wrought iron gated access into the rear. There is also gated access to the other side elevation leading into further parking area.

ATTACHED SINGLE GARAGE

8' 9" x 18' 4" (2.68m x 5.61m) Strip lighting, power points, work bench, electric consumer unit board.

REAR GARDEN

Cold water tap, external lighting, substantial rear garden laid to lawn. Fenced boundaries to both sides and to the rear elevations, oil storage tank. Metal container included in the sale.

DIRECTIONS/AMENITIES

From Spalding proceed along the A151 to Holbeach. Turn left on Boston Road South to the roundabout and take the third exit on to the A17 towards Kings Lynn. When reaching Fleet Hargate take a left hand turning in Lowgate and proceed on to Roman Bank which leads on to Main Street.

Within the village there is a village hall. The nearby market towns of Holbeach and Long Sutton offer a wide range of banking, commercial, shopping, educational and leisure facilities. Access can be gained through to the larger market towns of Spalding, Boston, Wisbech, King's Lynn and the city of Peterborough. Peterborough and King's Lynn both have train services to London's King's Cross.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency or to be given.
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TENURE

Freehold

SERVICES

Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		