



6 bed bungalow to buy in PE12

Marsh Road, Gedney Drove End, Spalding,
Lincolnshire, PE12 9PJ

£330,000 Starting Bid

 x 6  x 2  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Situated on a spacious plot at the edge of the village, offering a peaceful and semi-rural setting.
- ✓ Generous 1,800 sq ft of flexible living space, with the potential for up to six bedrooms.

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
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Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by Secure Sale Online Bidding. Terms and Conditions apply.

Spacious Detached Bungalow in Gedney Drove End.

Set on a generous plot at the edge of Gedney Drove End, this spacious detached bungalow offers around 1,800 sq ft of flexible living space. With the potential to create up to six bedrooms, it provides a variety of options to suit your needs. Enjoying a peaceful semi-rural location, the property offers a private and tranquil setting, perfect for those seeking a quiet lifestyle. The property is available now for viewings—don't miss your chance to explore this versatile home!

AUCTIONEER ADDITIONAL COMMENTS Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold by unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% plus VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

6.48m x 1.98m (21'3" x 6'5")

PVC glazed door to front with glazed side panels. Skimmed ceiling. Laminate flooring. Radiator. Built in storage cupboard with loft hatch and fitted shelving. Further built in cupboard with power and shelving.

Kitchen

3.84m x 3.49m (12'7" x 11'5")

PVC double glazed window and door to rear. Skimmed ceiling. Tiled flooring. Fitted with a matching range of base and eye level units with work top space and tiled splash back. Four ring electric hob with extractor hood over. Integrated eye level oven and microwave combination oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Stainless steel sink and drainer with mixer tap. Full height double door cupboard with floor mounted oil central heating boiler.

Bedroom 1

3.18m x 3.84m (10'5" x 12'7")

PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 2

4.17m x 2.89m (13'8" x 9'5")

PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bathroom

2.99m x 2.32m (9'9" x 7'7")

PVC double glazed window to side. Coving to ceiling. Tiled flooring. Full height wall tiling. Radiator. Fitted with a four piece suite comprising glazed shower enclosure with glass sliding door and mains shower. Panelled bath with chrome mixer tap. Close coupled toilet with push button flush. Pedestal wash hand basin.

Bedroom 3

3.57m x 2.95m (11'8" x 9'8")

- PVC double glazed window to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Office/Bedroom

3.27m x 2.37m (10'8" x 7'9")

PVC double glazed window to rear. Skimmed ceiling. Loft access with ladder. Laminate flooring. Radiator.

Lounge

3.97m x 6.19m (13'0" x 20'3")

PVC double glazed windows to front and rear. Coving to skimmed ceiling. Laminate flooring. 2 radiators. Built in storage. Feature fireplace.

Second Lounge

3.50m x 3.94m (11'5" x 12'11")

PVC double glazed window to the rear. Coving to skimmed ceiling with loft hatch. Laminate flooring. Radiator. Doors to rear hallway and study.

Study

3.49m x 2.29m (11'5" x 7'6")

PVC double glazed window to side and door to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Conservatory

4.93m x 2.70m (16'2" x 8'10")

PVC double glazed construction with polycarbonate roof. Doors opening to garden. Tiled flooring.

Bedroom 5

3.00m x 2.09m (9'10" x 6'10")

PVC double glazed window to side. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 6

2.84m x 6.15m (9'3" x 20'2")

Two PVC double glazed windows to front. Coving to skimmed ceiling. Laminate flooring. Two radiators.

Rear Hallway

PVC double glazed door to side. Built in cupboard. Radiator. Laminate flooring.

Shower Room

2.10m x 2.41m (6'10" x 7'10")

Coving to ceiling. Half height wall tiling. Built in airing cupboard with hot water cylinder and slatted shelving. Fitted tiled shower enclosure with folding door. Close coupled toilet with push button flush. Wash hand basin. Radiator.

Outside

Front: Gravel driveway giving off road parking. Mainly laid to lawn with inset established trees, bushes and shrubs plus brick BBQ stand set to patio area. Further gravel area.

Rear: Enclosed by fencing and hedging. Patio area and mainly laid to lawn. Outside tap. Outside lighting. Double metal gates to one side giving access to the front. Gate to the other side giving access to enclosed gravel storage area housing oil tank and with pathway to further gate giving access to the front.

Log Cabin - Timber construction with wooden and glazed double doors to the front and window to the side (overlooking fields). Power and lighting.

Workshop

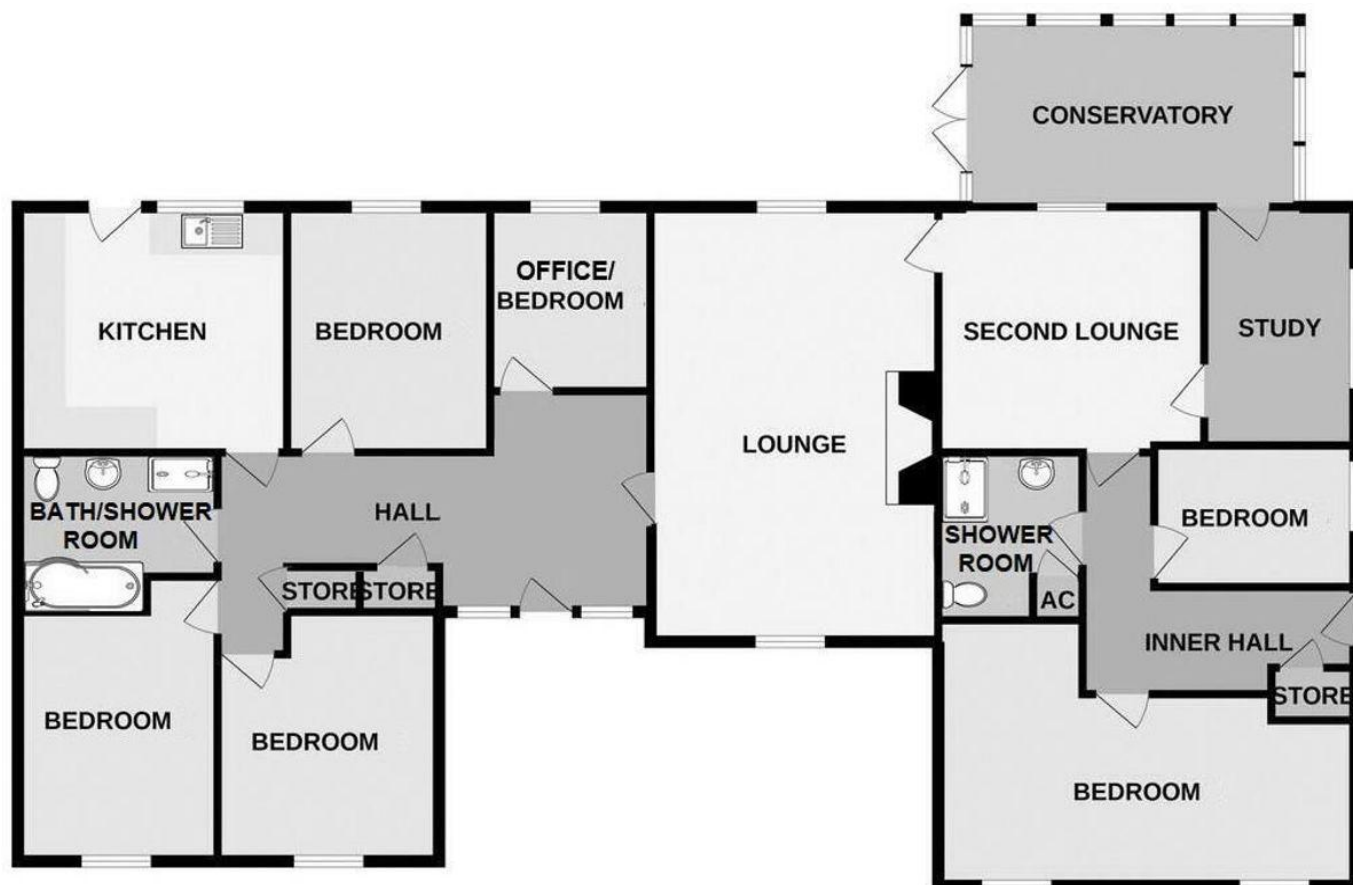
Formerly a garage but converted to a two part workshop/storage building.

ROOM 1: 11'9 x 8'0 (3.59m x 2.45m) - accessible via front garden

PVC double glazed front entrance door with matching side panel. Window to the side. Power and lighting.

ROOM 2: 12'6 x 8'2 (3.82m x 2.49m) - accessible via rear garden

Rear entrance door. Window to the side. Power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Marsh Road, Gedney Drove End, Spalding, Lincolnshire, PE12 9PJ

Contact your local branch today for more information on this property:

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