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## Wildfowlers Way, Gedney Drove End £249,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**\*\* WOW \*\* Field Views \*\* Rural Location \*\* Here is a spacious detached family home with 3 double bedrooms, fitted kitchen diner with ample off-road parking, garage and gardens. In brief accommodation comprises: Storm porch, entrance hall, ground floor cloakroom, lounge with large conservatory off, fitted kitchen diner, first floor to three double bedrooms and the family bathroom. Outside: Ample off-road parking with single garage, gardens to the side and rear which overlook open farmland. Call us ANYTIME on 01406 424441 to book your viewing.**

## Accommodation Comprises:

### Storm Porch

Courtesy lighting, Replacement PVCu double glazed entrance door with matching side panel to:

### Entrance Hall 2.04m x 1.87m (6'8" x 6'2")

Cove to textured ceiling, wooden flooring, radiator, Opening to:

### Lounge 5.51m x 3.95m Max (18'1" x 13')

Feature marble fireplace with marble insert and hearth, cove to texted ceiling, smoke detector, wooden flooring, wall light point, TV point, wall mounted central heating and hot water control panel, radiator, staircase to first floor landing, replacement PVCu double glazed window to front aspect, PVCu double glazed French doors to:

### Conservatory 5.11m x 3.53m (16'9" x 11'7")

Of brick build to PVCu double glazed units with top opening vent windows, polycarbonate roof, power and light connected, ceramic tiled floor, 2 x radiators, PVCu double glazed French doors to garden.

### Fitted Kitchen Diner 5.51m x 3.36m (18'1" x 11')

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, ceramic one and a quarter bowl sink unit with swan neck mixer tap, built in Neff 4 ring hob with extractor canopy over, built in eye level electric fan assisted double oven, plumbing for washing machine, plumbing for dishwasher, space for tall standing fridge freezer, cove to textured ceiling with recessed spotlights, ceramic tiled flooring. Replacement PVCu double glazed windows to front and rear aspect, PVCu double glazed door to side exit.

### Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Low level dual flush WC, wall mounted vanity wash hand basin with mixer tap, storage cupboard, tiled splashback, textured ceiling, ceramic tiled flooring.

### First Floor Landing

Cove to textured ceiling with access to loft space, smoke detector, radiator, door to built in airing cupboard with linen shelving, radiator, replacement PVCu double glazed window to front aspect, door to:

Bedroom 1 3.96m x 3.37m (13' x 11'1")

Cove to textured ceiling, TV point, wooden effect flooring, radiator, replacement PVCu double glazed window to rear aspect.

Bedroom 2 3.38m x 2.80m (11'1" x 9'2")

Cove to textured ceiling, radiator, replacement PVCu double glazed window to rear aspect.

Bedroom 3 3.37m max x 2.61m (11'11" x 8'7")

Cove to textured ceiling, radiator, replacement PVCu double glazed window to front aspect.

#### Family Bathroom

Fitted with a three-piece suite comprising: Twin end deep panel bath with central rainfall mixer tap with hand shower attachment, Mira Sport electric shower over, fully tiled surrounds, close coupled dual flush WC, wall mounted vanity wash hand basin with rainfall mixer tap, storage drawers under, vertical chrome towel radiator, cove to textured ceiling, marble effect floor covering, replacement PVCu opaque double glazed window to front aspect.

#### Outside:

Gravel driveway to the front provides off road parking leading to:

Single Garage 5.42m x 2.52m (17'9" x 8'3")

With twin opening doors, fitted with a range of wall and floor mounted storage cupboards, space for tumble dryer, space for freezer, power and light connected, access to roof storage area. To the side is a replacement bunded 1225 litre oil tank.

Further gravel area to the front provides further area for off road parking with pathway leading to the main entrance door, outside courtesy lighting.

The rear garden is enclosed with wooden panel fencing and spans to the rear and side of the property enjoying views over open farmland. 2 areas laid to lawn inset shrubs, 3 x patio seating areas, greenhouse, timber garden store, outside power points, outside water tap with fitted external butler sink. The replacement oil fired combination boiler is external to the side of the property. Viewing of this property is highly recommended, call us ANYTIME to book your appointment – 01406 424441.

#### Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout turn right onto the A17, after passing the Farm Café's take the left turn signposted Gedney Dyke (Lowgate), continue along on to Fleet Bank, then onto Main Street, Roman Bank then Marsh Road. Upon entering the village of Gedney Dyke, pass the school and take the right turn onto Wildfowlers Way where the property can be located ahead of you on the left-hand side. For satellite navigation the property postcode is: PE12 9PL.

#### Council Tax:

B - £1592.05 – South Holland District Council

EPC: D

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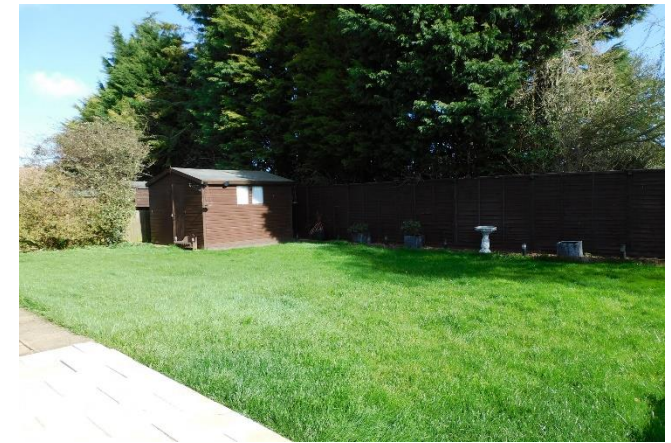
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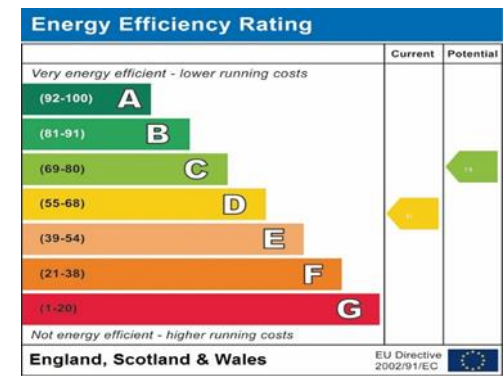
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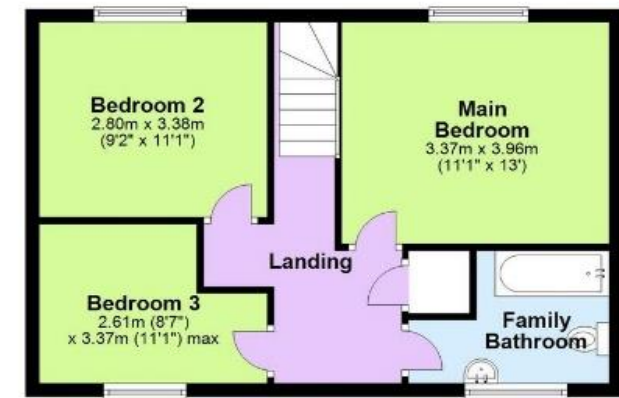
**Ground Floor**

Approx. 78.5 sq. metres (844.5 sq. feet)



**First Floor**

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.