



Main Road, Gedney Drove End £169,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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Set in a rural location with uninterrupted field views is this three-bedroom semi-detached property. Although in need of some renovation the property does have a lot to offer. In Brief: Conservatory, kitchen, dining room, lounge, ground floor wet room, first floor landing, three good size bedrooms, and a WC. Outside: The property is open plan with uninterrupted field views and is mainly laid to lawn. An area to the side is set with gravel providing good off-road parking and access to the workshop that has power and lighting. A hand gate will lead to the enclosed lawned side garden. This property currently has electric storage heating and private drainage.

Call us ANYTIME on 01406 424441 to book a viewing.

Accommodation Comprises:

PVCu double-glazed French entrance doors to:

Conservatory 4.45m (13'7") x 1.88m (6'2")

Half brick and PVCu double-glazed construction, double-glazed polycarbonate roof, ceramic tiled flooring, power and lighting connected, plumbing for washing machine, space for tumble dryer, fridge freeze, door to:

Kitchen 2.61m (8'7") x 2.09m (6'10")

PVCu double-glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap fully ceramic tiled walls, plumbing for dishwasher, electric cooker with built-in four ring hob, ceramic tiled flooring, coving to textured ceiling, sliding door to dining room, door to:

Dining Room 4.71m (15'5") x 3.51m (11'6")

PVCu double-glazed window to rear, fitted coal effect electric fire with brick-built surround, electric storage heater, vinyl floor covering, coving to textured ceiling, stairs to first floor landing with under-stairs storage cupboard, door to:

Lounge 4.70m (15'5") x 3.13m (10'3")

PVCu double-glazed bow window to front, coal effect electric fire with brick-built surround, electric storage heater, telephone point, TV point, two wall lights, coving to textured ceiling.

Wet Room

Fitted with three-piece suite comprising with fitted electric shower with shower curtain, wall mounted wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu opaque double-glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, electric storage heater, vinyl floor covering, textured ceiling, door to:

First Floor Landing

PVCu double-glazed window to rear, electric storage heater, vinyl floor covering, coving to textured ceiling.

Main Bedroom 4.69m (15'5") x 3.14m (10'4") plus 0.14m (0'5") x 0.14m (0'5")

PVCu double-glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rail and shelving, drawers, electric storage heater, coving to textured ceiling.

Bedroom 2 2.86m (9'5") x 2.65m (8'8")

Single-glazed window to rear, electric storage heater, coving to textured ceiling, sliding door.

Bedroom 3 4.41m (14'6") x 2.11m (6'11")

PVCu double-glazed window to side, radiator, coving to textured ceiling.

W.C

Low level WC, sliding door.

Workshop 5.21 (17'12") x 2.80m (9'2")

Detached prefabricated workshop with power and light connected, double doors,

Coal House

Brick built, door.

Outside

The property is open plan with field view mainly laid to lawn with flower borders, to the side, area laid to gravel to give off road parking leading to the workshop with power and light connected, hand gate to enclosed side garden with hedging and wood panel fencing, area mainly laid to lawn with flower borders, gravel area. coal house, privet drainage, outside lighting.

Directions

Leave our Church Street office and go over the traffic lights onto Boston Road South. At the roundabout turn right onto the A17, after passing the Farm Café take the left turn signposted Gedney Dyke (Lowgate), continue along onto Fleet Bank, then onto Main Street, Roman Bank then Marsh Road, where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 9PA.

Council Tax

A - £1,429.25 From April 2024 to March 2025.

EPC - F

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

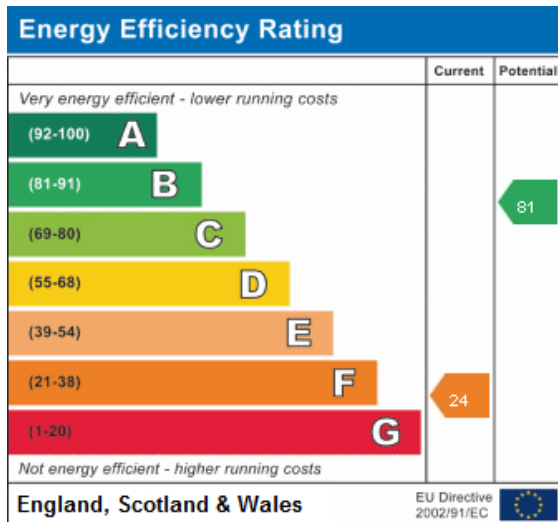
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

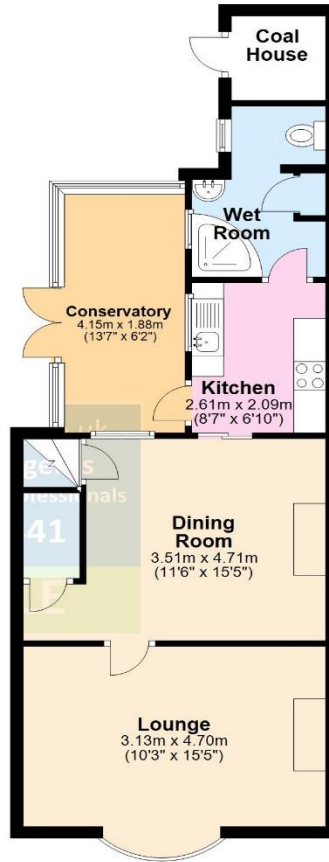
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Ground Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 109.2 sq. metres (1175.2 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 brightly lit by natural light from a large window.