

Letsgetyoumoving.co.uk
L G Y M Estate Agents
Family Run - Property Professionals



Main Road, Gedney Drove End £350,000

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Set in the beautiful rural location of Gedney Drove End is this spacious four-bedroom detached bungalow enjoying open field views and much much more. In brief: entrance hall, lounge (open plan to sunroom), kitchen, utility room, dining room, four double bedrooms, family bathroom, shower room. Outside: enclosed front garden with gated front, area laid to lawn with flower and shrub borders, large gravel area offering good off-road parking.

Call us ANYTIME - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, laminate flooring, telephone point, dado rail, central heating thermostat, storage cupboard with shelving, coving to ceiling, access to boarded and insulated loft space with pull down ladder, phone point, power and light connected, door to:

Lounge 5.81m (19'1") x 4.21m (13'10")

PVCu double glazed window to side, wood burner with decorative brick-built chimney breast and wooden mantle, laminate flooring, TV point, dado rail, two wall lights, coving to textured ceiling, open plan to Sunroom.

Sunroom 4.52m (14'10") x 2.67m (8'9")

Two PVCu double glazed windows to side, two PVCu double glazed Velux windows to side aspect, radiator, laminate flooring, dado rail, PVCu double glazed French doors to garden.

Kitchen/Breakfast Room 4.21m (13'10") x 4.01m (13'2")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with cupboard under, 1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated fridge/freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, built-in microwave, PVCu double glazed window to rear, laminate flooring, coving to ceiling with recessed ceiling spotlights, open plan to Utility Room.

Utility Room 2.63m (8'8") max x 1.96m (6'5")

Fitted with a matching range of base and eye level units with worktop space over with tiled surround, floor mounted oil-fired boiler serving heating and domestic hot water, plumbing for automatic washing machine, space for freezer and tumble dryer, PVCu double glazed window to side, laminate flooring, coving to textured ceiling, PVCu double glazed entrance door to side.

Dining Room 5.91m (19'5") x 2.63m (8'8")

PVCu double glazed window to front, radiator, electric fire with wood surround, dado rail, coving to ceiling.

Main Bedroom 3.92m (12'10") x 3.20m (10'6")

PVCu double glazed window to front, radiator, TV point, coving to ceiling.

Shower Room

Fitted with three-piece suite comprising with fitted electric shower and glass door, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring.

Bedroom 2 3.76m (12'4") x 3.03m (9'11")

PVCu double glazed bay window to front, built-in wardrobes with a full-length mirror, sliding doors, hanging rails, shelving and drawers, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.54m (11'7") max x 2.95m (9'8")

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

Bedroom 4 3.95m (13') x 2.67m (8'9")

PVCu double glazed window to front, radiator, TV point, coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with telephone style mixer tap, vanity wash hand basin with drawers, close coupled WC, half ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, heated towel rail, laminate flooring, recessed ceiling spotlights.

Outside

Enclosed front garden with gated front, area laid to lawn with flower and shrub borders, large gravel area providing good off-road parking complete with turning area, outside lighting side gate to enclosed rear garden, area laid to lawn flower and shrub borders, decked seating area with open field views, gravel area, summer house with power and lighting, workshop with power and lighting, timber garden store, outside tap, power and lighting.

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 take the left turn signposted Gedney Dyke (Lowgate), continue along onto Fleet Bank, then onto Main Street, Roman Bank then Marsh Road, Main Road, upon entering the village of Gedney Drove End the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 9PD.

Council Tax

Band C - £1.905.67 From April 2024 to March 2025, South Holland District Council.

EPC - TBA

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.





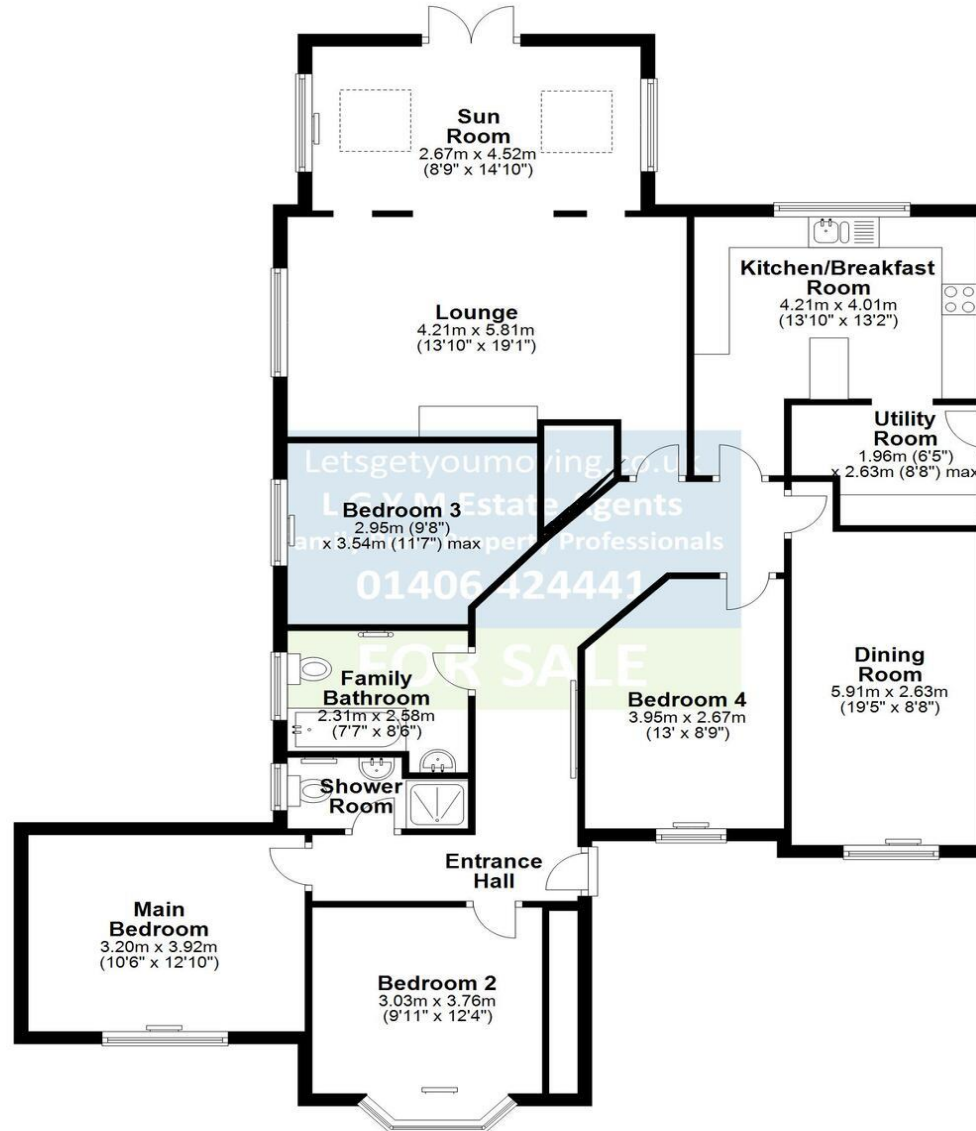






Ground Floor

Approx. 140.3 sq. metres (1509.7 sq. feet)



Total area: approx. 140.3 sq. metres (1509.7 sq. feet)

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

Disclaimer

VIEWS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard 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.