



Marsh Road, Gedney Drove End £449,995

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



An amazing opportunity to own this Methodist Chapel conversion dating back to 1885 circa which beholds many original features and offers a spacious family environment with a large rear garden overlooking open farmland. The property benefits from underfloor heating on the ground floor with oil fired central heating/radiators to the first floor. A feature multi fuel stove in the lounge. Entrance porch, lounge, sunroom, separate dining room, kitchen breakfast, utility room, ground floor cloakroom, first floor to main bedroom with en-suite, three further bedroom and the family bathroom. Outside: Ample secure off-road parking, workshop, polytunnel. The rear garden is laid to lawn with inset trees and shrub borders, fishpond, outside courtesy lighting, outside tap, outside power points, open field views to the rear over rural farmland. Viewing is highly advised - call us ANYTIME on 01406 424441.

Accommodation Comprises:

Entrance Porch

Ceramic tiled flooring with underfloor heating, hanging space for coats, wooden latch door with matching side panels to:

Lounge 7.95m max x 5.05 m max (26'1" x 16'5") L shaped room

Feature wood burning multi stove with marble hearth and upstand, feature high vaulted ceiling with exposed beams, original pulpit on the 1st floor overhanging the lounge, ceramic tiled flooring with underfloor heating, wall mounted heating control panel, twin PVCu full height arched windows to side aspect, TV point, wooden latch door to inner hallway, glazed double doors to:

Sunroom 3.62m x 3.51m (11'11" x 11'6")

Ceramic tiled floor with underfloor heating, PVCu double glazed window to side aspect, PVCu double glazed French doors to rear garden, wooden latch door to:

Inner Hallway (L Shaped Hallway)

Ceramic tiled flooring with underfloor heating, staircase to first floor landing with understairs recess, PVCu double glazed door to side exit, wooden latch door to:

Separate Dining Room 4.31m x 3.03m (14'2" x 9'11")

Ceramic tiled flooring with underfloor heating, wall light points, PVCu double glazed windows to side and front aspect.

Re-fitted Kitchen/Breakfast Room 5.23m max x 3.59m max (17'2" x 11'9")

Fitted with a matching range of wall mounted and floor standing units with granite worktop space with integrated drainer, inset composite sink unit with mixer tap, built in eye level Hotpoint double oven and grill, 4 ring halogen hob with extractor canopy, integrated dishwasher, plumbed in leisure American style fridge freezer with cold water and ice dispenser, raised breakfast bar area, ceramic tiled flooring with underfloor heating, PVCu double glazed window to side and rear aspects, door to:

Utility Room 3.08m x 2.02m (10'1" x 6'8")

Fitted base units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring with underfloor heating, opening doors to built in utility cupboard with power connected, storage shelving, floor mounted oil fired combination boiler servicing heating and domestic hot water, access to loft space, solar panel inhouse display, PVCu double glazed door to rear garden with dog flap.

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Low level WC, pedestal wash hand basin with tiled splashback, ceramic tiled flooring with underfloor heating.

First Floor Landing

Feature beams to ceiling, radiator, door to pulpit (overlooking the lounge) allowing access to the 2nd floor Snug/Hobby room which also overlooks the lounge, telephone point, broadband point (fibre) with ladder staircase (retractable) to gain access to the Snug/Hobby room. Door to:

Bedroom 1 4.65m x 4.11m max (15'3" x 13'6") max

Fitted with a matching range of built in wardrobes with hanging rails and storage shelving, radiator, PVCu double glazed arched windows to front and side aspect with blackout blinds, latch door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Double width tiled shower enclosure with fitted rainfall shower, wall mounted additional hand shower attachment, vanity wash hand basin with mixer tap, storage cupboards under, concealed cistern dual flush WC, wall mounted vertical towel radiator, beams to ceiling, ceramic tiled flooring.

Bedroom 2 4.36m x 2.73m (14'4 x 8'11")

Fitted with a matching range of built in wardrobes with hanging rails and storage shelving, radiator, 2 x Velux windows to ceiling with blackout blinds.

Bedroom 3 3.55m x 2.77m (11'8" x 9'1")

Beams to ceiling, radiator, PVCu double glazed arched window to side aspect with blackout blind.

Bedroom 4 3.32m max x 3.32m max (10'11" x 9'11") max

Built in storage cupboard with hanging space and storage shelving, radiator, dual aspect arched PVCu double glazed windows to front and side aspect with blackout blinds.

Family Bathroom 2.72m x 2.25m (8'11 x 7'5")

Fitted with a three-piece suite comprising: Deep panel P shaped bath with central telephone style mixer tap, rainfall shower over with glass shower screen, low level WC, beams to ceiling, ceramic tiled flooring, radiator, PVCu double glazed arched window to side aspect with shutters to side aspect.

Family/Hobby Room 5.72m x 2.07m (18'9" x 6'9") (2nd floor)

Feature beam work, 2 x Velux windows with blackout blinds to side aspect. (Restricted head hight), eve storage space.

Outside:

A resin driveway leads to gated access to area for secure ample off-road parking with roped gravel area to the front which provides further parking if required. The large rear garden is mature and laid to lawn with flower and shrub borders with fruit trees and a feature sunken fishpond. A raised decked area with timber garden store, further decked area at the foot of the garden overlooking open farmland, polytunnel, greenhouse and a timber workshop (20ft in length) with power and lighting connected.

Agents Notes: The property benefits from owned solar panels with feed in tariff, the drainage is private via a Klargester sewage treatment plant. The garden is on a separate title plan with a no build restriction, both titles (House and garden) are included in the sale of the property.

Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17. Once passed the farm cafes take the left turn onto Lowgate, continue along this road passing through Gedney Dyke along the B1359 Marsh Road. When you have reached Gedney Drove End driving along Main Road continue to the T-junction turning right onto Marsh Road where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 9PJ.

Council Tax:

C - £1,905.67 – South Holland District Council 2024/25

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.

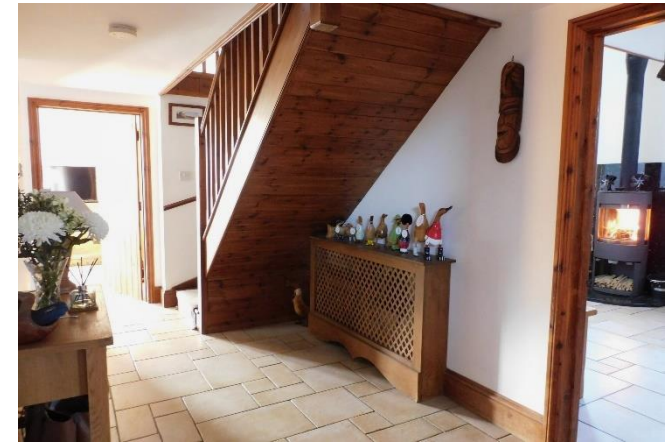
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.

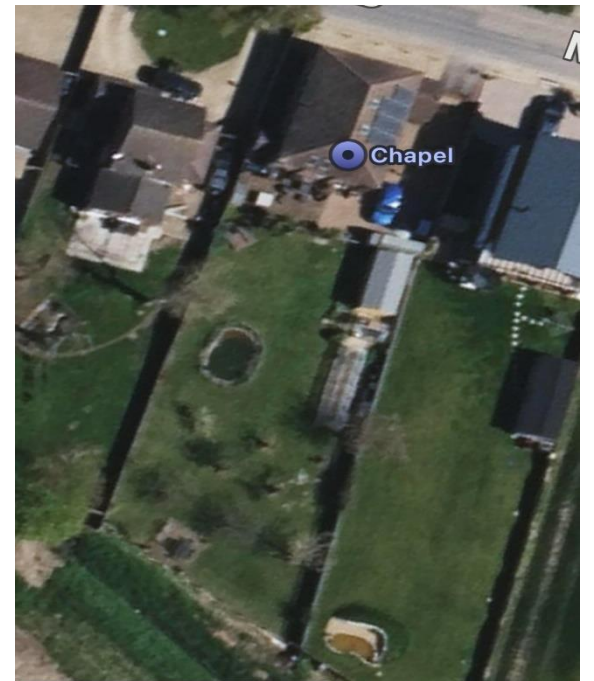
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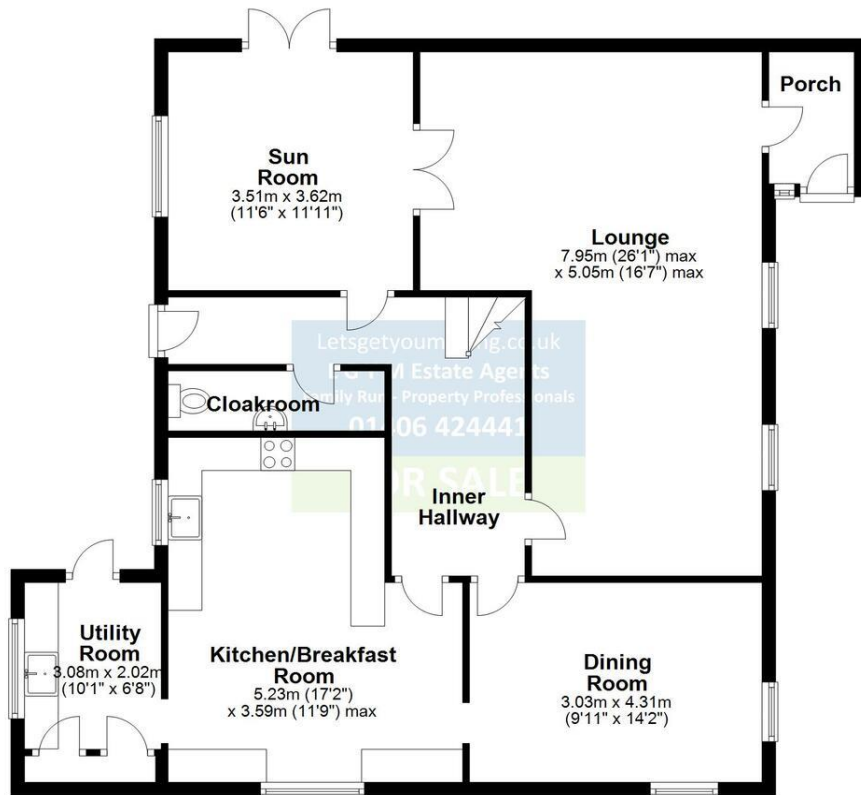






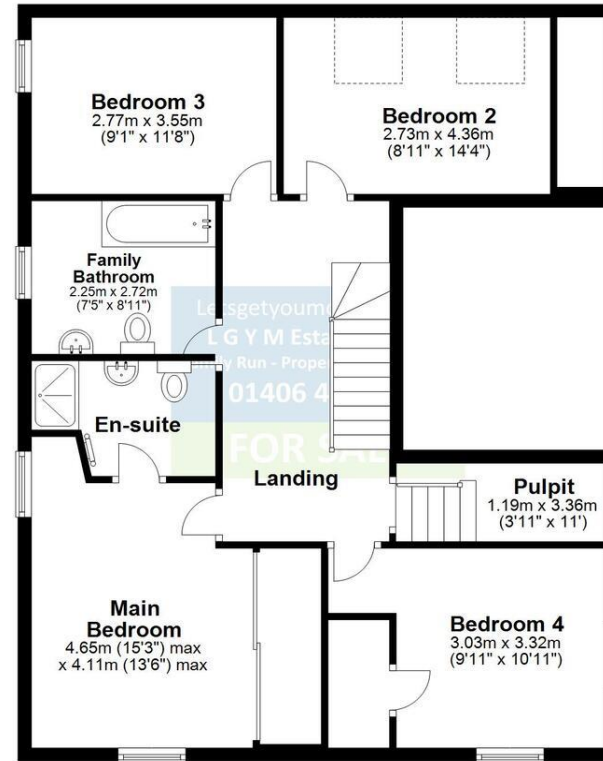
Ground Floor

Approx. 100.7 sq. metres (1084.2 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



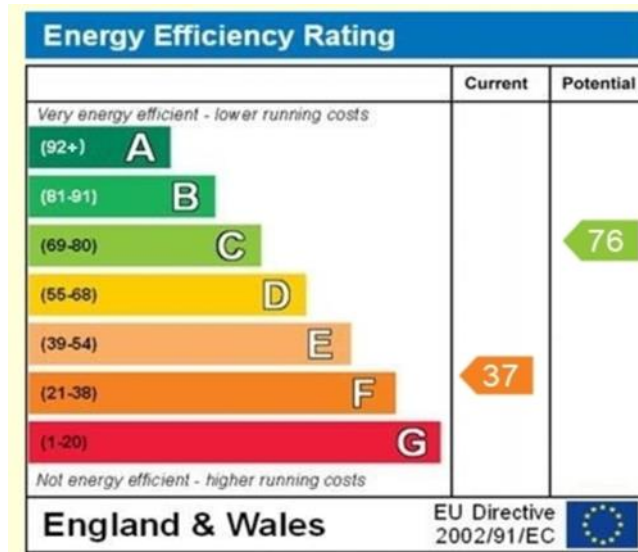
Second Floor

Approx. 11.8 sq. metres (127.4 sq. feet)



Total area: approx. 190.8 sq. metres (2053.5 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. CALL US ANYTIME!

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