



## Washway Road, Gedney £729,995

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



**A rare opportunity – spacious eco-friendly family home on 2.75 acres (STS). Situated off the A17 in Gedney, this exceptional self-build residence offers the perfect blend of space, sustainability, and modern living. Set on a generous 1-acre plot (STS) with an additional 1.75 acres (STS) on a separate title, this home is ideal for families seeking room to grow, both inside and out. Thoughtfully designed by the current owners, the property features air source heating and solar panels, ensuring energy efficiency and lower running costs. A double garage with enclosure and ample off-road parking add to the practicality of this unique home. Step into to the welcoming entrance hall that flows into the well-equipped kitchen, utility room, lounge, sitting room, sunroom, and ground floor cloakroom. Upstairs, you'll find three spacious double bedrooms, including a luxurious main suite with ensuite and walk-in wardrobe. The second bedroom offers flexibility and can be split to create a fourth bedroom if desired. A stylish family bathroom completes the first floor. Outside, the front is fully gravelled for easy parking, while the expansive rear garden is laid to lawn with a patio area—perfect for entertaining or relaxing in the sun. This is more than just a home—it's a lifestyle. Don't miss your chance to view this remarkable property.**

 **Call us ANYTIME to book your viewing – 01406 424441.**

## **Accommodation Comprises:**

Part glazed entrance door to:

Entrance Hall

Limestone flooring with under floor heating, wall mounted heating thermostat, staircase to first floor galleried landing, door to:

Sitting Room 5.16m (16'11") x 3.90m (12'10")

Double glazed sash windows to front and side, Limestone flooring with under floor heating, TV point, wall mounted heating thermostat.

Lounge 7.17m (23'6") x 5.33m (17'6")

Double glazed sash windows to both sides, multi fuel burner recessed in chimney breast with timber mantle over, Limestone flooring with under floor heating, TV point, wall mounted heating thermostat, open plan to:

Sunroom 3.55m (11'8") max x 3.53m (11'7")

Double glazed sash windows to side and rear, Limestone flooring with under floor heating, wall mounted heating thermostat, double glazed doors to rear garden.

Kitchen/Dining Room 6.32m (20'9") x 5.17m (17')

Fitted with a matching range of base and eye level units with worktop space over, matching island with cupboards, drawers, wine rack, pop up tower with sockets with USB ports, ceramic sink unit with single drainer, mixer tap, tiled surround, integrated dishwasher, space for American style fridge/freezer, fitted electric range cooker with built-in induction hob, double oven and grill with extractor hood, double glazed sash windows to front side and rear, Limestone flooring with under floor heating, wall mounted heating thermostat, recessed ceiling spotlights, smoke detector, stable door to garden.

Utility Room 5.16m (16'11") x 2.32m (7'7")

Fitted with a range of floor mounted units with worktop space over, wall mounted Hydro box heat exchanger, plumbing for automatic washing machine, space for tumble dryer, double glazed sash window to side, Limestone flooring with under floor heating, wall mounted heating thermostat, recessed ceiling spotlights, door to rear garden.

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, half ceramic tiled walls, extractor fan, Limestone flooring with under floor heating.

First Floor Galleried Landing

Built in airing cupboard housing hot water pressurized cylinder and linen shelving, double glazed sash window to front, radiator, smoke detector, door to:

Main Bedroom 5.35m (17'7") max x 4.96m (16'3") min

Double glazed sash window to side, walk-in wardrobe with adjustable hanging rails and shelving, four radiators, TV point, wall mounted central heating thermostat, door to:

En-suite Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted mains rainfall shower with hand shower attachment, glass sliding door, pedestal wash hand basin, extractor fan, half ceramic tiled walls, opaque double glazed sash window to side, radiator, vinyl floor covering.

Bedroom 2 6.36m (20'10") x 5.17m (17')

Double glazed sash windows to front, side and rear, two windows to side, three radiators. (This bedroom has been designed so it can be split into two bedrooms, power is ready, a doorway can be made from the gallery landing).

Bedroom 3 5.16m (16'11") x 3.88m (12'9")

Double glazed sash window to front to side, two radiators, access to part boarded double insulated loft space with pull down ladder, power and fitted light connected.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin, double shower enclosure with fitted mains rainfall shower with hand shower attachment, glass sliding door, close coupled WC, half ceramic tiled walls, extractor fan, opaque double glazed sash window to side, radiator, vinyl floor covering.

Double Garage 8.40m (27'7") x 5.49m (18'0")

Detached insulated double garage with side door, power and light connected, eaves storage space water tap, double glazed sash window to side, Up and over door.

Outside

The front of the property is enclosed by a charming wood post and rail fence, with entry through a five-bar gate. The garden is laid to gravel, providing ample off-road parking and leading to double garage with an enclosure. A gate opens to the enclosed rear garden, which features large patio area, mainly laid to lawn, adorned with fruit

and nut trees. The garden also includes outside lighting and an outdoor tap for convenience. The 1.75-acre field to the side is on its own title plan, equipped with a water supply, enclosed by a combination of post and rail fencing and part hedging offering a versatile space for various activities. The property benefits from (owned) Solar panels which produces benefits for the property with a feed in tariff for any unused energy generated.

**Directions:**

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout turn right onto the A17. Continue go past the Anglia Hotel past the turnings for Fleet Hargate, where the property can be located on the left-hand side. When leaving the property Turn Left to the roundabout for safe exit. For satellite navigation, the property postcode is: PE12 0DH.

**Council Tax:**

Band F - £3203.33 April 2025 to March 2026, South Holland District Council.

EPC – B

**Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.**

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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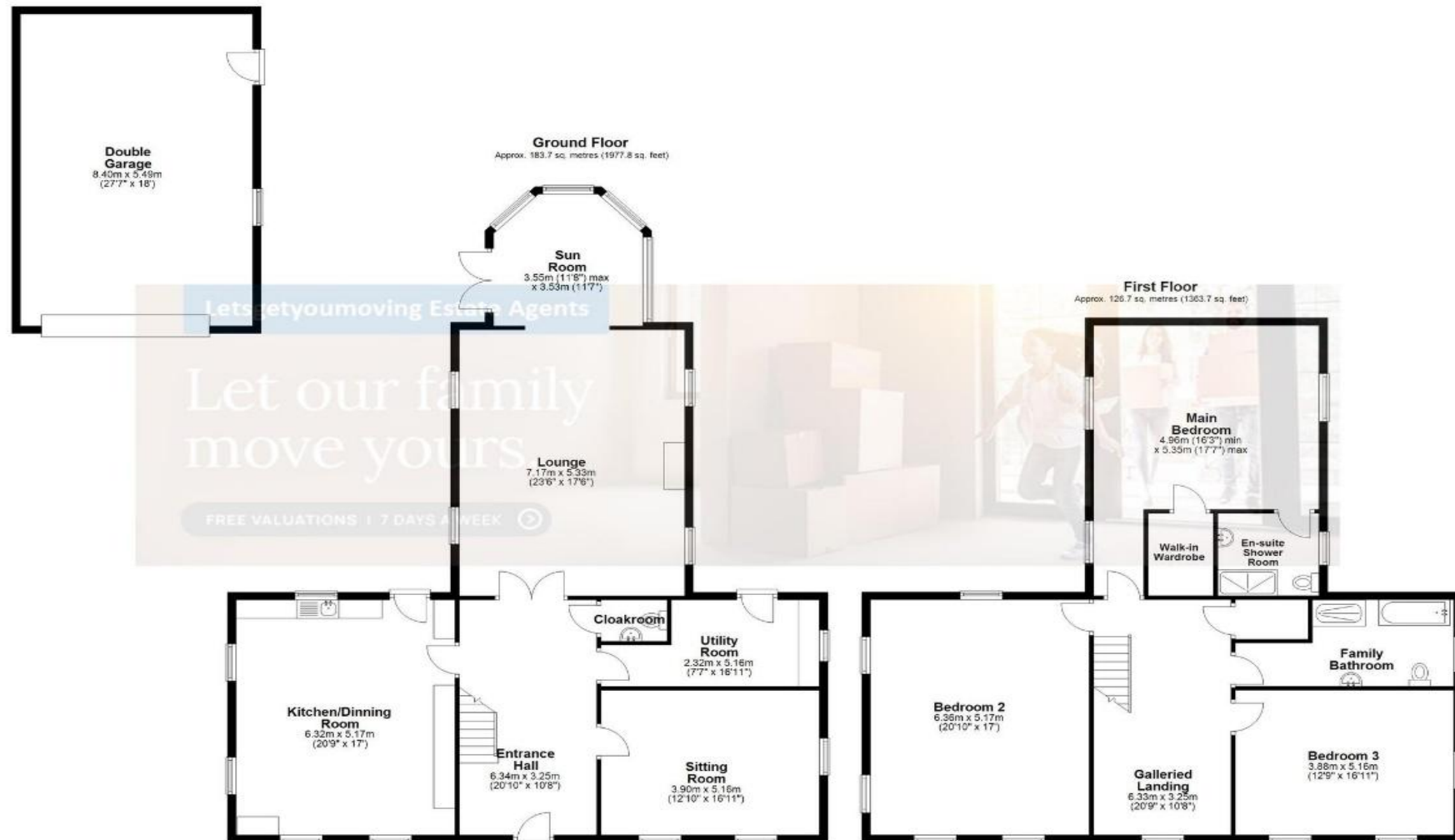












Total area: approx. 310.4 sq. metres (3341.5 sq. feet)





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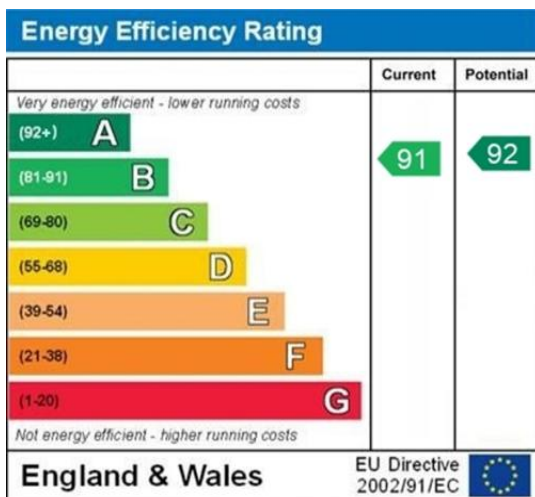


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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking through a doorway, each carrying a large cardboard box. To the left of the doorway, several more boxes are stacked. The overall atmosphere is bright and positive, suggesting a successful move.