



## Plot Marsh Road, Gedney Drive End, Spalding Lincolnshire PE12 9PJ

Price £110,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this BUILDING PLOT, with full planning and building regulations having been paid already and having all planning discharges met.

Planning Reference is H06-0848-23

This plot is ready to build with all of the necessary checks completed. Furthermore the structural warranty has also been paid for by the vendor.

This stunning architecturally designed one-off family home is situated in the rural village of Gedney Drive End.

When built the property will offer an integral garage on the ground floor with a utility room behind and a storeroom to the side, completing the ground floor would be a storage cupboard and downstairs cloakroom. The 1st floor will have an open plan lounge/kitchen/diner, with a kitchen having a centre island and bi-folding doors to the balcony with its open field views. Completing the middle floor is bedroom three and its three-piece en-suite and a balcony overlooking the fields. The top floor will have three further bedrooms, with the principal bedroom benefiting from a walk-in dressing room and a three-piece en-suite. In addition bedroom two will also have its own three-piece en-suite, with the fourth bedroom either being used as a bedroom or a study.

The property comes with off-road parking to the front and to the side with a good sized side garden.

The property is approximately a five minute drive to the A17 with connects to Norfolk, Boston, Lincoln and Spalding. The market town of Holbeach is then just a 10 minute drive, where all the major amenities can be found.



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