



4 Dawsmere Bank, Gedney Dawsmere, Spalding Lincolnshire PE12 9NN

Price £275,000 Freehold

**** A VIEWING IS A MUST, TO APPRECIATE THE LOCATION, VIEWS AND ACCOMMODATION ON OFFER **** NO UPWARD CHAIN ****

For Sale is this BEAUTIFUL RURAL CHARACTER COTTAGE, which has been extended and comes with OPEN FIELD VIEWS to the front and rear, along with being positioned on a fantastic sized non-estate plot.

The property benefits from three reception rooms, along with being recently extended to create a separate garden room to the rear with feature log burner. The lounge is located to the front and enjoys field views and its own log burner. Centrally located is the dining room with multi-fuel burner and the pantry/utility room adjacent. This then leads through to your kitchen which continues onto your extended downstairs disabled accessed three-piece shower room with modern fixtures and fittings. The first floor originally offered three bedrooms, which could be reinstated if needed. Currently the cottage is configured as a two double bedroom property, with bedroom one located to the front and having two UPVC windows enjoying the open field views. Bedroom two again offers open field views to the rear and has the additional benefit of its own three-piece en-suite shower room.

The property offers a good amount of off-road parking, with gated access leading to your side and rear gardens, along with multiple sheds, a coal shed, log store, wooden workshop with power and lighting connected and a patio seating area allowing enjoyment of the field views.

The property is a 10-15 minute drive to the town of Holbeach, which comes complete with major amenities and fantastic road links to the A17, connecting you to Norfolk, Lincoln, Spalding and Boston.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC double glazed patio doors, into the:-

GARDEN ROOM :

18'6" x 15'6" (5.64m x 4.72m)

UPVC double glazed window to the side, UPVC double glazed windows and patio doors to the rear enjoying the field views, multi-fuel burner, power points (some with USB charging).

Through a UPVC obscured double glazed door, into the:-

KITCHEN :

16'0" x 7'2" (4.88m x 2.18m)

UPVC double glazed windows to the side with views into the garden room, base and eye level units with a work surface over, double Range with a double oven and grill having an eight burner gas hob with an extractor hood over, sink and drainer with a mixer tap over, space and plumbing for a dishwasher, space and point for a fridge/freezer, tiled floor, tiled splash-back's, power points and an airing cupboard.

DOWNSTAIRS SHOWER ROOM :

14'5" x 7'2" (4.39m x 2.18m)

UPVC obscured double glazed window to the side, a Velux sky window in the ceiling, fully tiled double shower cubicle with an electric mixer shower, pedestal wash basin with taps, W.C, wall mounted Worcester Bosch boiler, radiator and tiled floor.

DINING ROOM :

11'2" x 10'0" (3.40m x 3.05m)

UPVC double glazed window to the rear looking onto the garden room, a multi-fuel burner, Karndean flooring, radiator, power points, understairs storage cupboard.

UTILITY/PANTRY ROOM :

UPVC double glazed window to the rear, fuse box, space and plumbing for a washing machine, wall mounted shelving, space and point for a freezer, power points.

LOUNGE :

16'8" x 12'7" (5.08m x 3.84m)

Having two UPVC double glazed windows to the front enjoying the field views, radiator, power points, telephone point, TV points, multi-fuel burner, wall lights.

Door leading to the first floor accommodation.

LANDING :

Storage cupboard.

BEDROOM ONE :

16'8" x 12'8" (5.08m x 3.86m)

Two UPVC double glazed windows to the front enjoying field views, radiator, power points.

Note : Bedroom one has been opened up, with the connecting wall to bedroom three being knocked through. The wall could be reinstated if you need a third bedroom but currently it's all one room.

BEDROOM TWO :

9'9" x 9'3" (2.97m x 2.82m)

UPVC double glazed window to the rear enjoying field views, radiator, power points.

EN-SUITE :

UPVC double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower, W.C, pedestal washbasin with taps over, wall mounted heated towel rail, fully tiled walls.

BEDROOM THREE (if reinstated) :

9'3" x 7'2" (2.82m x 2.18m)

Currently amalgamated with Bedroom One, but could be reinstated if needed.

EXTERIOR :

The outside of the property has a front lawn area and a driveway for approximately four vehicles. The side and rear gardens are enclosed by 6ft panel fencing to the side and picket fencing to the rear, to enable enjoyment of the field views.

The garden is laid to lawn with a workshop, a metal shed, a wooden shed, a further metal shed (storing coal) and a log store. A patio seating area is situated to the right hand corner of the garden allowing you to enjoy the field views.

WORKSHOP :

23'8" x 9'0" (7.21m x 2.74m)

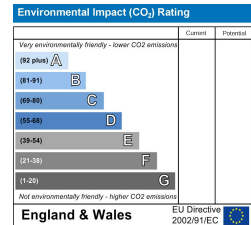
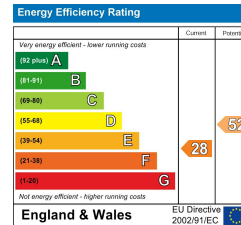
Power and lighting connected.

SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - F

Gas Central Heating



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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