

**Engine Dyke, Gedney Dyke, Spalding
Lincolnshire PE12 0BE**

Price £335,000 Freehold

**** Modernisation Maybe Required ****

Nestled in the charming semi-rural village of Gedney Dyke, Spalding, this detached character house would make a perfect family home. Boasting three bedrooms and three reception rooms, this property offers ample space for a growing family or those who love to entertain.

The property features a detached double garage/workshop with a games room annex above, providing the perfect space for hobbies or additional living space. With two bathrooms and a vast amount of off-road parking for up to 8 vehicles, convenience and comfort are at the forefront of this home.

Imagine the possibilities that this fantastic family home holds - from cosy evenings in one of the three reception rooms to enjoying the tranquillity of the surrounding village. With its double fronted facade exuding character and charm, this property is sure to capture your heart.

Embrace the potential this property has to offers and don't miss out on the opportunity to own a piece of British countryside living with this detached house in Gedney Dyke.

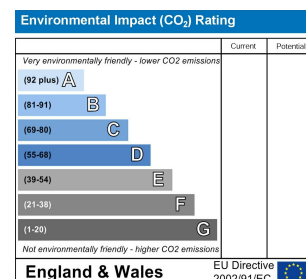
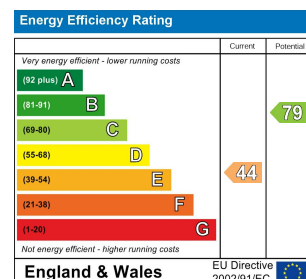
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www.morrissandmennie.com



Through the wooden obscured glazed front door, into the:-

ENTRANCE HALL :

Stairs leading up to the first floor accommodation, oak topped flooring.

SITTING ROOM/FAMILY ROOM :

15'2" x 11'5" (4.57m'0.61m x 3.35m'1.52m)



Being double aspect with a wooden sealed double glazed bay window to the front and a wooden sealed double glazed window to the side, radiator, power points, picture rail.

LOUNGE :

15'5" x 11'7" (into the bay) (4.70m x 3.53m (into the bay))



Wooden sealed double glazed windows to the front and side, an open fireplace, oak topped flooring, radiator, power points, TV point, picture rail and an understairs storage cupboard.

KITCHEN :

13'0" x 11'8" (3.96m x 3.56m)



Being double aspect with wooden sealed double glazed windows to the side and rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding cooker, space and point for a fridge/freezer, tiled splash-backs, tiled floor, exposed beams, power points, TV point and a radiator.

SNUG :

12'0" x 11'0" (3.66m x 3.35m)



Wooden sealed double glazed French doors to the rear, wood burner, tiled floor, exposed beams, power points, radiator, telephone point.

REAR ENTRANCE :

Wooden single glazed door to the rear, tiled floor, radiator.

UTILITY/BOOT ROOM :

10'2" x 6'3" (3.10m x 1.91m)

Double aspect with wooden sealed double glazed windows to both sides, sink and drainer with taps over, space and plumbing for a washing machine. floor mounted oil boiler. power points. tiled floor. door through to the downstairs cloakroom.

CLOAKROOM :

Wooden obscured sealed double glazed window to the side, wash hand basin with taps over, tiled splash-backs, W.C and a radiator.

LANDING :

Radiator, power point and loft hatch.

PRINCIPLE BEDROOM :

15'0" x 13'0" (narrowing in length to 11'5") (4.57m x 3.96m (narrowing in length to 3.35m'1.52m))



Having two wooden sealed double glazed windows to the front, a decorative mezzanine floor overlooking the landing and stairs allowing for light to filter in through the front windows, a decorative fireplace, radiator, and power points.

EN-SUITE :

Wooden sealed double glazed window to the side, W.C, vanity washbasin with taps over and storage cupboards beneath, fully tiled shower cubicle with a built-in mixer shower.

Note : the en-suite has been added by the current vendor given a modern touch to a character property.

BEDROOM TWO :

13'1" x 11'7" (3.96m'0.30m x 3.35m'2.13m)

Wooden sealed double glazed window to the front, radiator, power points and a decorative fireplace.

BEDROOM THREE :

12'7" x 11'6" (3.66m'2.13m x 3.35m'1.83m)

Wooden sealed double glazed window to the rear, real wood flooring, radiator and power points.

BATHROOM :

11'4" x 7'1" (3.45m x 2.16m)

Wooden sealed obscured double glazed window to the side, vanity washbasin with taps over and a storage cupboard beneath, W.C, real wood flooring, panelled bath with a telephone style mixer tap and handheld shower over, double storage cupboard and a radiator.

DETACHED DOUBLE GARAGE/WORKSHOP :

23'2" x 18'7" (7.01m'0.61m x 5.49m'2.13m")

With sash windows to the rear, obscured glazed windows to the side, wooden double door to the front and a single wooden door to the side, separate fuse box, power points, base and eye level units with a work surface over.

GAMES ROOM/ANNEX :

22'0" x 11'6" (6.71m'0.00m" x 3.35m'1.83m")

Being situated above the detached double garage and having external steps leading to the top floor to the left-hand corner of the garage. With a sash window to the front, a wooden door to the rear from the outdoor steps, power points, TV points, skimmed ceiling with inset spotlights.

Note: Restricted head-height

STORAGE SHED :

10'8" x 8'2" (3.05m'2.44m" x 2.44m'0.61m")

Having an outside light with the storage shed located to the rear of the property and having double wooden doors to the side and a mezzanine floor for storage.

EXTERIOR :

The property sits on a non-estate plot offering a vast amount of off-road parking with an 'in' and 'out' gravelled driveway, along with having raised shrub and flower beds and a laid to lawn area to the side. Double wooden gates then open up providing further off-road parking which continues on to the detached double garage/workshop with its games room/annex above. The rest of the rear garden is enclosed by panel fencing and is laid to lawn with mature shrubs and trees.

SERVICES :

Council Tax Band - B (subject to change)
Energy Efficiency Rating - E
Oil Central Heating
Mains Services

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	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.