



West Drove South, Gedney Hill £465,000

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



Looking for a property with great outside space and outbuildings? This could be the property for you! This four- bedroom detached family home is situated in the quiet village location of Gedney Hill. In brief accommodation comprises: Entrance hall, lounge, dining room, kitchen with pantry, utility room, office, cloakroom, first floor gallery landing, four bedrooms, jack and jill En-suite and the family bathroom. Outside: The front of the property is enclosed by hedging and wire fencing, area mainly laid to lawn with flower and shrub borders, to the side is a gravel drive leading to off road parking leading to a double garage. Side gate to enclosed rear garden mainly laid to lawn (secure dog friendly front and rear garden), patio area, outside tap, outside lighting, garden store. To the side of the garage there are three storage rooms with power and light connected along with an additional workshop and summer house. Area laid to lawn with flower and shrub borders, Poly tunnel, fruit cage, veg plot which leads to the chicken run, wildlife ponds, orchard and further meadow area which would be suitable for small grazing animals, small wooden stable. The property sites on a 1.0 Acre plot (STS). Viewing is highly recommended, call us ANYTIME on 01406 424441.

Accommodation Comprises:

Part glazed entrance door to:

Entrance Hall

PVCu double glazed window to front, radiator, two wall lights, coving to textured ceiling with smoke detector, stairs leading to galleried first floor landing, door to:

Lounge 5.33m (17'6") x 3.99m (13'1")

PVC double glazed window to front, wood burner in chimney breast with brick built surround and tiled hearth, radiator, laminate flooring, telephone point, TV point, coving to textured ceiling, four wall lights, PVCu double glazed French doors to garden.

Office 3.28m (10'9") x 2.41m (7'11")

PVCu double glazed windows to front and side, radiator, telephone point, TV point, Broadband, coving to textured ceiling.

Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, tiled splash back, vinyl floor covering, coving to textured ceiling.

Kitchen 3.86m (12'8") x 3.63m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with mixer tap and tiled surround, integrated dishwasher, Range Master LPG Gas cooker, five ring gas hob with extractor hood over, double oven and grill. PVCu double glazed window to rear, vinyl flooring, telephone point, feature beams, door to:

Pantry 1.70m (5'7") x 0.92m (3')

With shelving.

Utility Room 2.67m (8'9") x 2.36m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled surround, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to rear, vinyl floor covering with feature beams, floor mounted oil boiler serving hot water and heating system, part glazed entrance door to rear garden.

Dining Room 3.99m (13'1") x 3.56m (11'8")

PVCu double glazed windows to rear and side, radiator, laminate flooring, coving to textured ceiling, open plan to lounge.

First Floor Landing

PVCu double glazed window to front, radiator, coving to textured ceiling with smoke detector.

Main Bedroom 4.75m (15'7") max x 3.99m (13'1")

Two PVCu double glazed windows to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, telephone point, TV point, ceiling feature beams, PVCu double glazed French door leading to Juliet balcony, door to Jack and Jill En-suite.

Jack and Jill En-suite

Fitted with a three-piece suite comprising of pedestal hand wash basin, close couple WC, enclosed shower cubical with mains shower and glass door, splash backs, vinyl floor covering, radiator, textured ceiling, door to bedroom four.

Bedroom 2 4.01m (13'2") x 3.85m (12'7")

Two PVCu double glazed windows to front, radiator, TV point, textured vaulted ceiling.

Bedroom 3 4.55m (14'11") max x 3.03m (9'11")

PVCu double glazed window to front, radiator, TV point, textured ceiling with recessed ceiling spotlight.

Bedroom 4 3.66m (12') max x 2.34m (7'8")

Sealed unit double glazed Velux window to rear, radiator, wall light, textured ceiling, door to jack and jill En-suite.

Family Bathroom

Fitted with four-piece suite comprising deep paneled bath, pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass doors, close coupled WC, tiled splash backs, extractor fan, light with shaver point, PVCu double glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, radiator, laminate flooring, textured, feature beams.

Outside:

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Council Tax Banding

Band C £1808.66 April 2023 to March 2024 with South Holland District Council.

EPC D

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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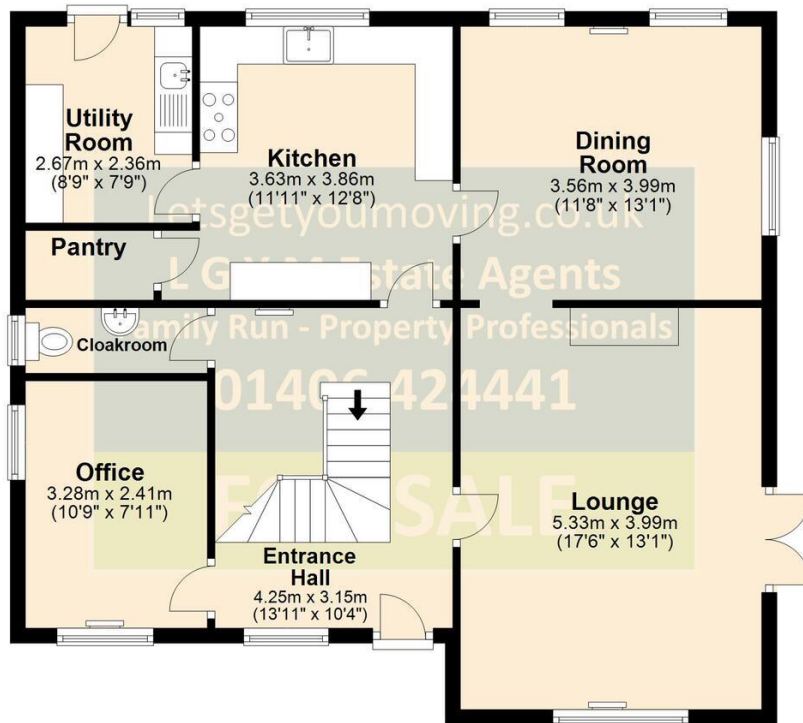






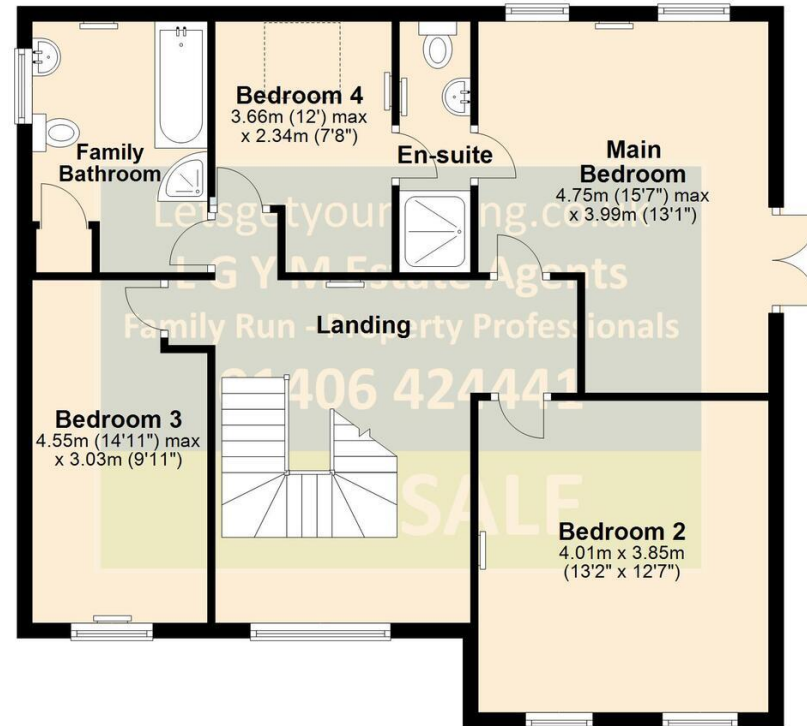
Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



First Floor

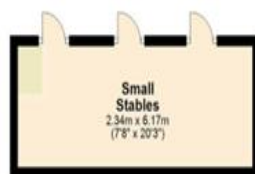
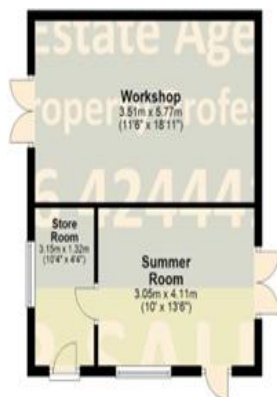
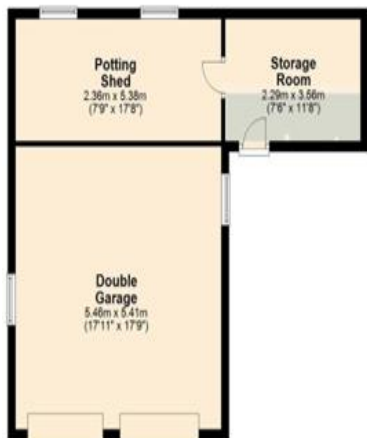
Approx. 85.7 sq. metres (922.0 sq. feet)



Total area: approx. 168.0 sq. metres (1808.6 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Ground Floor
Approx. 103.4 sq. metres (1113.3 sq. feet)



Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. Call us ANYTIME – 01406 424441.

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window, creating a bright and welcoming atmosphere.