



## Engine Dyke, Gedney Dyke £269,995

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

**This charming, detached bungalow, situated in the picturesque village of Gedney Dyke, offers the comfort of Fischer electric heating, spacious accommodation, including a lounge/diner, a well-equipped kitchen, three double bedrooms, a bright conservatory, and a modern shower room. With its attractive layout and comfortable living areas. Outside: Idyllic field views and a south west-facing rear garden, perfect for enjoying sunset evenings. It boasts convenient off-road parking. With its serene surroundings and practical features. Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

#### Entrance Hall

Airing cupboard housing the electric aquafficient water heater serving domestic hot water with heating control, Fischer electric radiator, laminate flooring, central heating thermostat, coving to ceiling with smoke detector, access to insulated loft space with fitted light point, door to:

#### Dining Area 3.56m (11'8") x 2.87m (9'5")

Fischer electric radiator, laminate flooring, coving to ceiling, PVCu double glazed patio doors to garden, open plan to:

#### Lounge 4.78m (15'8") x 3.55m (11'8")

PVCu double glazed window to front, fireplace with hearth, multi fuel burner in chimney breast with mantle over, Fischer electric radiator, TV point, coving to ceiling.

#### Kitchen 5.83m (19'2") x 2.87m (9'5")

Fitted with a matching range of base units with worktop space over, matching pantry cupboard, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven /air fryer, microwave oven integrated built-in four ring induction hob with extractor hood over, PVCu double glazed window to side and rear, double doors to a large storage cupboard with shelving, further built in storage cupboard with shelving, Fischer electric radiator.

#### Conservatory 3.80m (12'6") x 3.42m (11'3")

Half brick with PVCu double glazed construction with PVCu double glazed windows, power and light connected, Fischer electric radiator, ceramic tiled flooring, PVCu double glazed French doors to garden.

#### Bedroom 1 3.57m (11'9") x 3.47m (11'5")

PVCu double glazed window to front, Fischer electric radiator, laminate flooring, USB points, coving to ceiling.

#### Bedroom 2 4.78m (15'8") x 2.54m (8'4")

PVCu double glazed window to front and side, Fischer electric radiator, broadband point, coving to textured ceiling, access to part boarded insulated loft space.

Bedroom 3 3.29m (10'10") x 3.00m (9'10")

Fischer electric radiator, laminate flooring, coving to ceiling with ceiling fan with lights, French doors to conservatory.

#### Shower Room

Fitted with three-piece suite comprising shower enclosure with fitted electric shower and glass door, vanity wash hand basin with base cupboard, tiled surround, close coupled WC, PVCu opaque double glazed window to rear, Fischer electric radiator, ceramic tiled flooring, coving to ceiling.

Outside Storage 2.94m (9'8") x 3.14m (10'4")

Concrete construction, window to side, door to front, power and light connected.

#### Outside

The property has area laid to lawn with flower and shrub borders, paved area to give good off road, side gate to give access to the rear garden with wood panel fencing, trellis fencing to the rear and some hedging, area laid to lawn raised flower borders, artificial grass area, paved patio, fishpond, chicken Coop, outside tap, outside lighting.

#### 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 along with the Long Sutton roundabout taking first left turn then next right onto Kingsgate B1359 then onto Engine Dyke where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 0BE.

#### Council Tax:

Band B - £1,667.46 From April 2025 to March 2026, South Holland District Council.

EPC – E

#### **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. Money Laundering Regulations 2003.***

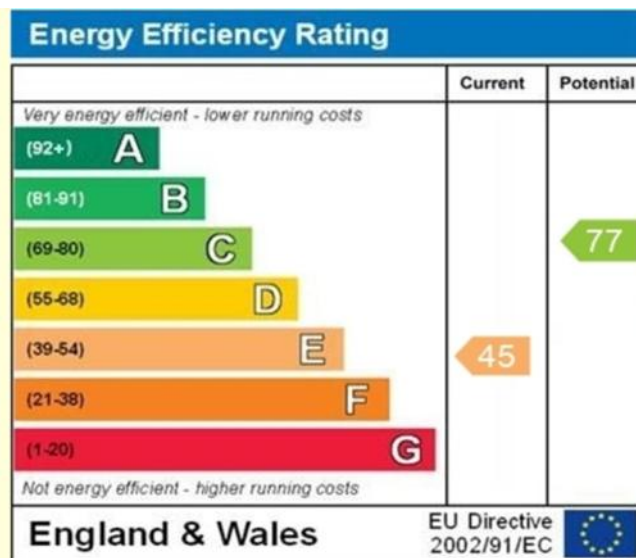
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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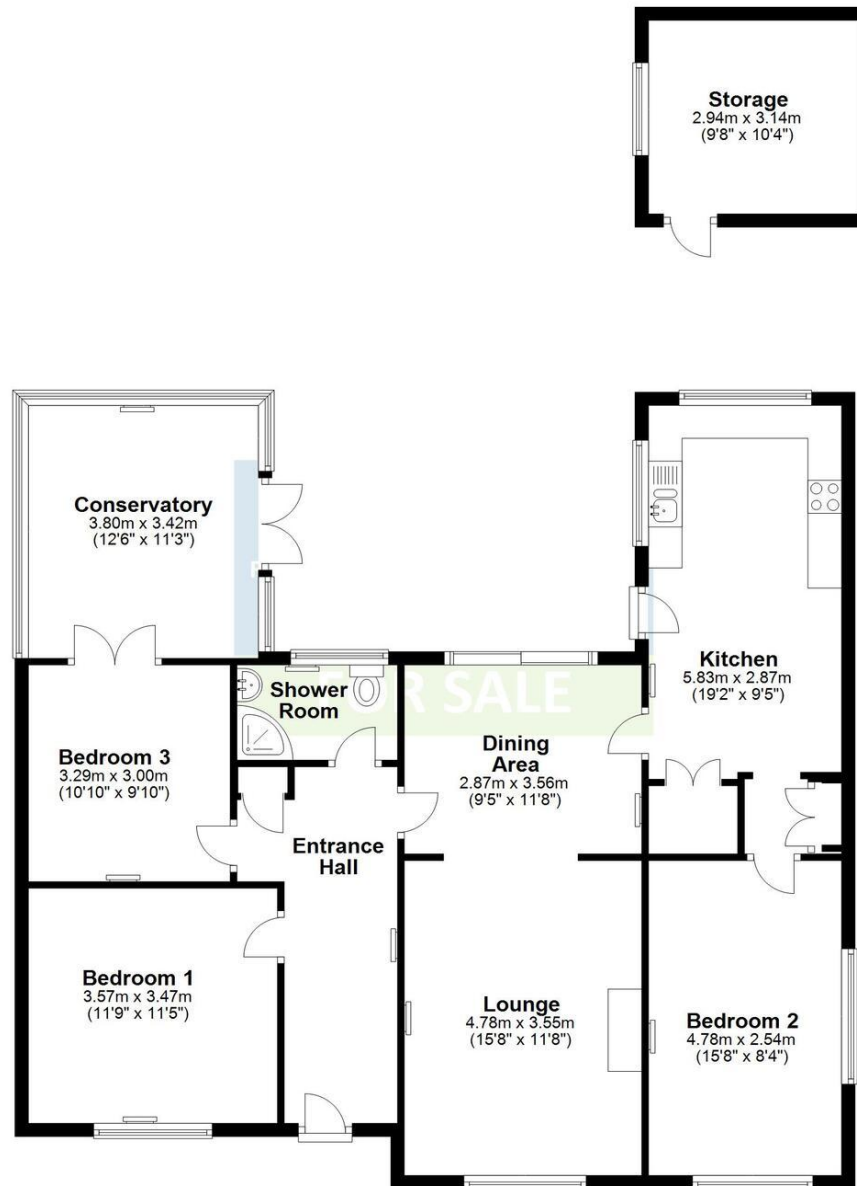
Peter Baker  
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Phill Greaves  
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## Ground Floor

Approx. 120.5 sq. metres (1296.9 sq. feet)



Total area: approx. 120.5 sq. metres (1296.9 sq. feet)

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

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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 towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a warm and inviting atmosphere.