



Redroofs Lambert Bank
Gedney Hill PE12 0PR
Offers in the region of £325,000

3 1 3

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 3, and a menu icon consisting of three horizontal lines.

Redroofs Lambert Bank Gedney Hill PE12 OPR

Brilliantly presented detached family home on Lambert Bank, Gedney Hill. This very well proportioned property comprises;

Ground Floor- porch, entrance hall with understairs cupboard, lounge with bay window, dining room, conservatory, family room, kitchen/breakfast room, recently re-fitted utility room and cloakroom.

First Floor- landing, three double bedrooms and a recently re-fitted family bathroom.

Outside- to the front of the property, enclosed by five bar gates, gravelled drive, lawn frontage with established tree's and bushes, side access. To the rear, an impressively sized garden that offers not only size but also a mixture of uses. Patio area from the rear of the property, large lan with enclosed borders, summer house and sheds, further garden that is idea for a vegetable patch or further garden.

This property is a short drive to Crowland and situated in a idyllic location for the ideal rural lifestyle.

Tenure: Freehold
Council Tax Band: C



Ground Floor

Porch

Entrance Hall

Lounge

14'11" x 13'10" (4.55m x 4.23m)

Dining Room

14'4" x 9'8" (4.37m x 2.97m)

Conservatory

10'3" x 10'1" (3.14m x 3.08m)

Family Room

16'1" x 8'6" (4.91m x 2.61m)

Kitchen/Breakfast Room

14'3" max x 12'3" max (4.36m max x 3.75m max)

Utility Room

11'7" max x 8'5" max (3.55m max x 2.58m max)

Cloakroom

First Floor

Landing

Bedroom One

14'4" x 12'5" (4.37m x 3.79m)

Bedroom Two

14'0" x 11'1" (4.28m x 3.39m)

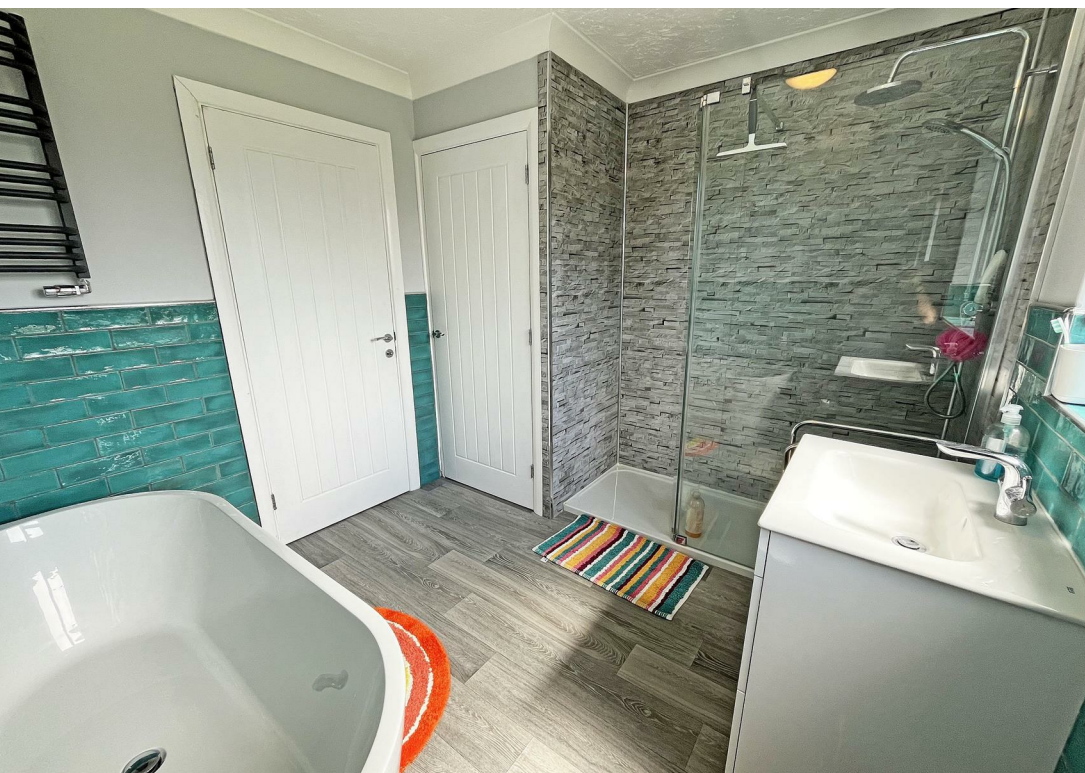
Bedroom Three

11'0" x 8'1" (3.37m x 2.47m)

Family Bathroom

Summer House/Office

14'9" x 10'11" (4.52m x 3.33m)



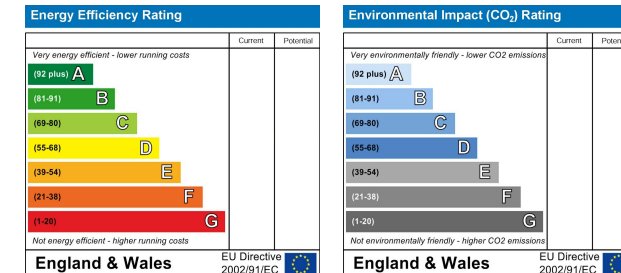
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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