



## 17 Lowgate Crescent, Gedney Dyke, Lincolnshire, PE12 0AP



Offers in the region of £175,000 Freehold

## LONG SUTTON

Don't be fooled by the exterior! This 3-bedroom semi-detached house offers more internal space than you would expect, and sits on a good-sized plot too! Although it would benefit from some updating, it is in move-in ready condition and so would be a dream for someone wishing to take their time to put their stamp on a lovely family home. Situated in the semi-rural village of Gedney Dyke, on a quiet cul-de-sac, the property really is a retreat from busy modern-day living, but isn't too far from amenities either.

On the ground floor, there is a spacious, bright and airy entrance hall, an open-plan living/dining room where the family can gather with a conservatory providing additional space in which to entertain, and a fitted kitchen. The separate utility room and pantry provide additional space for storage and appliances, whilst the WC can be accessed conveniently whether you're inside or out!

On the first floor, off the landing, is a master bedroom benefiting from wall-to-wall built-in wardrobes, a second double bedroom and a further single bedroom which also has a built-in cupboard. The bathroom with a 4-piece suite will suit all bathing/showering preferences.

Outside, to the rear of the property is a well-maintained, predominantly lawn garden. There are some established shrubs and bushes, with space for adding your own if desired. The patio area offers the ideal base for outdoor dining/furniture, whilst the summer house is a peaceful spot in which to relax whilst enjoying the garden views. Through the rear pedestrian gate is off-road parking for 2 vehicles, and a garage and large tool shed as well.

Offered with NO FORWARD CHAIN, this property won't be available for long. Arrange your viewing to appreciate the space on offer.



Entrance Hall

Textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed privacy door to the front. uPVC double-glazed window to the side. Floorstanding 'Gabbaron' electric storage heater. Wall-mounted consumer unit. Double power-point. BT point. Carpet flooring. Stairs to first floor.

Living/Dining Room

22'0" x 12'4" (6.73 x 3.78)  
Textured ceiling. 2 x ceiling lights. uPVC double-glazed windows to the front. uPVC double-glazed window to the rear. uPVC double-glazed door to the rear conservatory. Open-coal fire with a grate set in a marble surround on a marble hearth with a wooden mantle. 2 x floorstanding 'Gabarron' electric storage heaters. 2 x double power-points. Single power-point. TV point. Carpet flooring.

Conservatory

10'0" x 8'0" (3.05 x 2.44)  
uPVC double-glazed construction (privacy glazing to one side) with a uPVC double-glazed door to the side and a polycarbonate roof. Polycarbonate roof. 1 x double power-point. Laminate flooring.

Kitchen

11'8" x 8'2" (3.58 x 2.50)  
Textured ceiling. Strip light. uPVC double-glazed privacy door to the side porch. 2 x uPVC double-glazed windows to the rear. Fitted range of wall and base units with a worktop over. Stainless steel sink and drainer with stainless steel taps. Freestanding 'Hotpoint' oven, grill and hob. Floorstanding 'Gabarron' electric storage heater. 2 x double power-points. 1 x single power point. Linoleum flooring.

Porch

9'4" x 3'0" (2.87 x 0.93)  
uPVC double-glazed privacy doors to the front and rear. Wall light. Tile flooring.

Utility Room

7'6" x 6'8" (2.31 x 2.04)  
uPVC double-glazed privacy window to the side. Wall light, Fitted wall unit. 2 x double power-points. Tile flooring.

Store Room/Pantry

3'9" x 3'8" (1.16 x 1.12)  
Fitted shelving. Tile flooring.

Cloakroom

3'8" x 2'5" (1.14 x 0.75)  
Mid-level WC. Tile flooring.

Landing

Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Floorstanding electric storage heater. 1 x double power-point. BT point. Carpet flooring.

Bedroom 1

12'8" x 9'10" (min) (3.87 x 3.00 (min))  
Textured ceiling. Ceiling light pendant. 3 x uPVC double-glazed windows to the front. Storage cupboard with hanging rail. Built-in wardrobes with sliding doors. Single power-point. Carpet flooring.

Bedroom 2

11'2" x 9'1" (3.41 x 2.79)  
Textured ceiling. Ceiling light pendant. Loft hatch. 2 x uPVC double-glazed windows to the rear. Airing cupboard with double doors housing a hot water cylinder with shelving. Double power-point. Single power-point. Carpet flooring.

Bedroom 3

8'5" x 8'3" (2.57 x 2.53)  
Textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the front. Built-in cupboard with hanging rail. Single power-point. Carpet flooring.

Bathroom

6'11" (max) x 6'2" (2.12 (max) x 1.88)  
Textured ceiling. uPVC double-glazed privacy window to the rear. 4-piece suite comprising of a low-level WC, a pedestal hand basin with twin taps, a panelled bath with twin taps, and a shower cubicle with a wall-mounted 'Triton' electric shower. Fully-tiled walls. Floorstanding 'Newlec' storage heater.

Outside

To the front of the property is a lawned garden with hedging and footpaths leading to the front and side entrance doors.

To the rear of the property is a well-maintained, predominantly lawned garden, with mature conifer hedging to one side and fencing with a planting border to the other side. There are some established shrubs and bushes, with space for adding your own if desired. The patio area offers the ideal base for outdoor dining/furniture. A slabbed path leads to the summer house (measuring 2.99m x 2.30m) at the bottom of the garden. The summer house has French doors and a bay-style window to the front, and an additional window to the side, and so is a perfect spot in which to relax whilst enjoying the garden views. The garden benefits from lighting and 2 x outside taps, as well as a coal bunker.

A picket pedestrian gate provides access to the tool shed and garage (details below), as well as the gravelled driveway which could accommodate 2 vehicles.

Garage

17'6" x 10'5" (5.34 x 3.20)  
Wooden construction with a concrete base and a corrugated metal roof. Wooden double doors. Power and lighting.

Large Tool Shed

17'7" x 7'3" (5.36 x 2.22)  
Wooden construction with a corrugated metal roof. Wooden double doors. Light.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and mains drainage are all understood to be installed at this property.

Central heating type - Electric storage heaters

Solar Panels

The solar panels are owner owned and heat the water.

Mobile Phone Signal

Mobile phone signal can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

Local Area

The small but busy Market Town of Long Sutton is located approximately 3 miles away. It has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 19 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 50-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina and a challenging Golf Course, along with the Sir Peter Scott Walk.

Directions

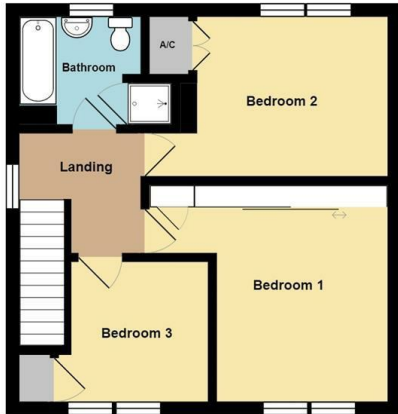
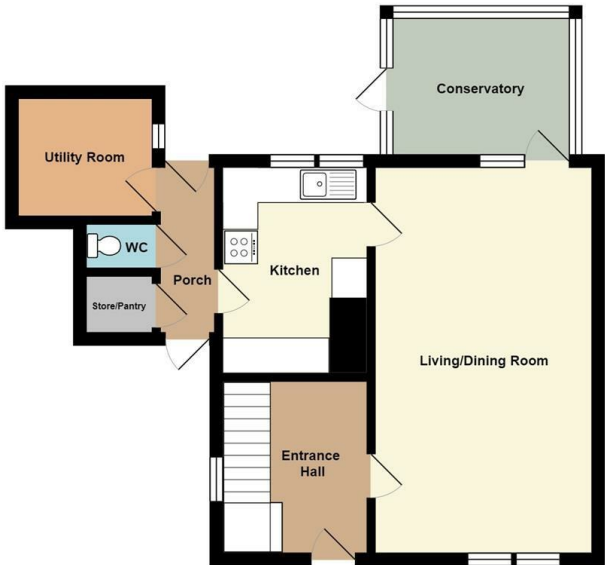
From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and continue for 1.5 miles. At the roundabout, take the 4th exit. Continue straight on to Chapelgate and then turn right onto Lowgate. In 0.9 miles, turn right onto Lowgate Crescent, where the property is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.

Agent's Note

Whilst the property is of non-standard construction, there are several lenders who will deem the property as mortgageable.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.