



LONG SUTTON

Gedney is a small village just off the A17, handy for the good range of facilities in the nearby towns of Holbeach and Long Sutton both approximately 3 miles away. Easy access via the local bus service with regular buses from Spalding to Kings Lynn. Holbeach itself is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors' Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is an approximate 19-minute drive away and also provides a variety of local shops, schools and entertainment including pubs, clubs and restaurants

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A stunning 3-bedroom link-detached farmhouse set in a convenient and popular location. The property consists of a large entrance hall leading to the open-plan living and dining room, featuring a character beam ceiling and brick fireplace, a large utility cupboard, a breakfast room and a downstairs bathroom with a shower. The upstairs features 3 good-sized bedrooms with built-in storage and a family bathroom. Outside the property offers 3 individual garden areas to the front, back and side and a very large blocked paved driveway offering off-road gated parking for multiple vehicles, trailers, motorhomes or caravans. The property also offers a very large workshop with loft storage and a separate crafts/hobby room/home office. The property is next door to The Chestnuts Tea Rooms & Garden Centre, a highly recommended garden centre with a shop and cafe.

Steamers Cottage Topsgate, Gedney, Lincolnshire, PE12 0BS



Offers in excess of £295,000 Freehold

Porch
3'4" x 6'7" (1.03 x 2.01)
uPVC front door. uPVC double-glazed window. Built-in pew with under-seat storage. Feature beams to ceiling. Wood effect laminate floor.

Entrance Hall Area
17'3" x 8'5" (5.28 x 2.58)
uPVC double-glazed window to rear. Feature beams to ceiling. Smoke alarm. Under stairs storage cupboard. Radiator. Power points. Wood effect laminate floor. Wood effect laminate floor staircase to the first floor.

Living Room
14'2" x 11'10" (4.34 x 3.63)
uPVC double-glazed windows to front and side. Feature beams to ceiling. Brick chimney breast with wooden beamed mantle, and multi-fuel burner. 3 wall lights and centre light cluster with dimmer switches. Central heating thermostat. Carbon monoxide detector. Telephone point. Aerial socket. Wood effect laminate floor

Dining Area
12'7" x 11'10" (3.84 x 3.63)
uPVC double-glazed windows to front and side. Feature beams to ceiling. Power points. Radiator. Wood effect laminate floor.

Kitchen
9'6" x 8'6" (2.92 x 2.60)
uPVC window to side. Feature beams to ceiling. Smoke detector. Range of matching wall and base units with worktops over. Under-unit lights, Stainless steel sink and drainer with mixer tap. Built-in eye-level electric fan-assisted oven with hide and slide door. Ceramic hob. 6 x double power points. Contemporary vertical radiator. uPVC part double glazed door to garden and door to utility. Laminate floor. Open plan to the breakfast room.

Utility Cupboard
6'3" x 5'4" (1.93 x 1.65)
Vent for tumble dryer. Space for tall fridge-freezer. 4 x power points. Smoke detector. Ceramic tiled floor.

Breakfast Room
9'10" x 9'2" (3.02 x 2.80)
Wall-mounted gas boiler serving heating and domestic hot water. Storage cupboard housing plumbing for automatic washing machine. uPVC double glazed window to side and uPVC French doors to garden. Radiator. Smoke detector. Carbon monoxide detector. Power points. Feature beams. Laminate flooring. Door to shower room.

Shower Room
6'6" x 3'3" (2.00 x 1.01)
Fitted with a three piece suite comprising of a shower enclosure with fitted electric shower, pedestal hand basin, low-level WC. uPVC opaque double-glazed window to side. Radiator. High-level electric fan-heater. Laminate flooring. Access to insulated single storey loft.

First Floor Landing
uPVC double glazed window to rear. Laminate flooring. Coving to ceiling

Master Bedroom
14'2" x 11'11" (4.34 x 3.636)
uPVC double glazed windows to front and side. Fitted suite with a range of wardrobes comprising of fitted built-in double wardrobes with hanging rails and shelving. Feature beams to ceiling. Radiator. TV point. Power points. Dimmer switch. Smoke detector.

Bedroom 2
12'5" x 11'10" (3.80 x 3.63)
uPVC double-glazed windows to front and side. Fitted bedroom suite with a range of wardrobes comprising of two fitted double wardrobes with hanging rails and shelving, dressing table and bedside cabinet. Cupboard. Radiator. Power points. Dimmer switch. Laminate flooring.

Bedroom 3
10'11" x 8'8" (3.34 x 2.65)
uPVC double glazed window to side. Fitted bedroom suite with a range of built-in wardrobes comprising of two double wardrobes and a double cupboard with shelf over. Radiator. Power points. Dimmer switch. Laminate flooring.

Bathroom
9'4" x 8'8" (2.87 x 2.66)
uPVC opaque double-glazed window to side. Fitted with three piece suite comprising of deep panelled bath, pedestal hand basin, close coupled WC. Part ceramic tiled walls. Wall-mounted medicine cabinet. Wall-length mirror. Shaver point. Cupboard with hot water cylinder. Radiator. Vinyl floor covering. Access to part-boarded loft space with light,

Outside
The entrance to the property has double wrought iron gates and pedestrian gate, leading to off-road parking area and North Garden area containing lawn and established fruit trees. The property benefits from two further outdoor spaces. The East garden is low-maintenance, mostly laid to gravel with a pear tree and raised wooden vegetable patch. There is a green house, outside tap, outside light and wooden shed/store, as well as a boarded hobby room. The West garden is a further fully-enclosed low-maintenance area, with decked patio area, pergola, wood store and outside light. Several water butts of varying sizes are spread throughout the garden areas.

Hobby/Craft Room/Home Office
14'6" x 5'11" (4.43 x 1.82)
uPVC part double glazed door. uPVC double glazed window to side. Insulated walls. Lighting. Power points. Laminate floor.

Garage/Workshop
17'0" x 15'1" (5.2 x 4.6)
With power, light and inside tap. Double opening doors. Side door. Boarded loft with power and light. Outside double power point. Outside tap.

Agents Note
The solar panels are owned outright and will remain in place. The vendors currently receive an average of £2,000 per annum.

Council Tax
Council Tax Band D. For more information, please contact South Holland District Council. Tel: 01775 761161

Energy Performance Certificate
EPC Band C. If you would like to view the full EPC, please enquire at our Long Sutton Office.

Services and Further Information
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas central heating
Broadband and mobile phone coverage can be checked using the following link –
<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>
This postcode is deemed as very low risk of surface water flooding and 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
www.gov.uk/request-flooding-history
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Directions
From our office in Long Sutton, head north-west on B1359. At the roundabout, take the 3rd exit onto A17. Turn left onto Fleet Hargate. Turn left onto Old Main Road. Old Main Road turns right and becomes Topsgate. Steamers Cottage is on the left.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 4.00pm.

Please visit www.geoffreycollings.com for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



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.