



56 Roman Bank, Gedney Dyke, Lincolnshire, PE12 0AR

Offers in the region of £369,000 Freehold



Nestled in the charming village of Gedney Dyke, this delightful 3-bedroom detached house on Roman Bank offers a perfect blend of comfort and practicality, making it an ideal home for families or those seeking multi-generational living. Boasting a total area of 1,744 square feet, all rooms are generously proportioned, providing ample space for everyone.

Along with a large living room, complete with a multi fuel burner, creating a warm and inviting atmosphere for relaxation and gatherings, the property also features an additional reception room, allowing for versatile use; whether you desire a games room, a home office, or an additional living room, the choice is yours.

The heart of the home is undoubtedly the spacious kitchen/diner, which boasts patio doors that open directly onto the enclosed private garden. This seamless connection to the outdoors is perfect for entertaining or simply enjoying the tranquil field views that surround the property.

Further to the well-appointed 4-piece family bathroom with a separate shower, the property also benefits from an en-suite shower to the downstairs bedroom and a separate downstairs cloakroom, making morning routines a breeze for the whole family.

To the rear is a fully enclosed and private garden with field views.

The property also benefits from off-road parking for up to three vehicles, ensuring convenience for residents and guests alike.

Set in a popular village, this larger than average property not only offers a peaceful retreat but also a sense of community. Whether you are looking to enjoy the picturesque countryside or the comforts of a well-designed home, this property is sure to impress. Don't miss the opportunity to make this charming residence your own.

LONG SUTTON

Property Location

From Gedney Dyke, the market town of Long Sutton is just a few miles away with a large range of shops including Co-op, Boots as well as lovely places to eat and drink. It has both a primary and secondary school, health centre and library.

The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive away with wonderful beaches, marshes and a popular spot for bird- watching.

The smaller nearby town of Sutton Bridge also offers a small Marina, and a challenging Golf Course along with the Sir Peter Scott Walk.

Another highly popular Golf Course and Country Club with a stunning 18 hole, par 70 golf course in Tydd St Giles is just 15 mins away

Entrance Hall

Coved ceiling. 2 x ceiling lights. uPVC double-glazed privacy door with matching uPVC double-glazed side panel to the side. Smoke detector. Under-stair storage cupboard. 2 x double power-points. BT broadband point. Bamboo flooring.

Cloakroom

4'11" x 4'1" (1.52m x 1.25m)
Coved ceiling. Ceiling light. Wall-mounted consumer unit. 2-piece suite comprising a low-level WC and a vanity basin unit. Heated towel radiator. Linoleum flooring.

Kitchen

16'9" x 11'4" (max) (5.13m x 3.46m (max))
Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy door to the side. 2 x uPVC double-glazed windows to the side. Fitted range of matching wall and base units with a worktop over. 'Beko' eye-level oven and grill. 'Lamona' ceramic hob with extractor fan over. 1 and 1/2 bowl composite sink and drainer with a stainless steel mixer tap and instant hot water tap concealed in under-sink unit. Integrated slimline dishwasher. Under-counter space and plumbing for a washing machine. Space for a tall fridge/-freezer. Tall radiator. 4 x double power-points. Double power-point with dual USB ports. TV aerial point. Additional points for appliances. Linoleum flooring.

Breakfast Room

9'10" x 8'4" (3.00m x 2.56m)
Coved ceiling. Ceiling light. uPVC double-glazed French doors to the rear. uPVC double-glazed window to the side. Radiator. Double power-point. Carpet flooring.

Living Room

18'5" (max) x 15'10" (max) (5.63m (max) x 4.83m (max))
Coved ceiling. Ceiling light. uPVC double-glazed French doors to the side. 2 x uPVC double-glazed windows to the rear. CO2 detector. Multi-fuel burner set on a brick hearth with a brick surround and a wooden mantle over. Radiator. 3 x double power-points. TV point. Carpet flooring.

Sitting Room

15'4" x 12'0" (4.69m x 3.66m)
Coved ceiling. 2 x ceiling lights. uPVC double-glazed sliding patio doors to the side. uPVC double-glazed window to the front. Radiator. 4 x double power-points. TV aerial point. Carpet flooring.

Bedroom 3

11'10" x 11'4" (3.63m x 3.47m)
Coved ceiling. Ceiling light. Dual-aspect room with uPVC double-glazed windows the front and the side. Radiator. 3 x double power-points. Laminate flooring.

En-Suite

7'4" x 3'11" (2.25m x 1.20m)
Coved ceiling. Ceiling light. Vanity unit housing a low-level WC and a hand basin. Shower enclosure with a wall-mounted electric shower. Electric heated towel radiator. Linoleum flooring.

Landing

Coved ceiling. Ceiling light. Smoke detector. Double power-point. Carpet flooring.

Bedroom 1

12'0" x 11'11" (3.67m x 3.65m)
Coved ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Walk-in wardrobe/airing cupboard (measuring approximately 2.42m x 1.19m) with internal ceiling light housing a hot water cylinder and the heating/hot water programmer as well as providing hanging space and shelving. 2 x double power-points. Carpet flooring.

Bathroom

8'7" x 7'4" (2.64m x 2.26m)
Ceiling light. uPVC double-glazed privacy window to the front. 4-piece suite comprising a low-level WC, a vanity hand basin with a mirrored vanity cupboard over, a panel bath with twin taps and a corner shower cubicle with a tiled splashback and a wall-mounted 'Mira' electric shower. Part-tiled walls. Linoleum flooring.

Bedroom 2

11'10" x 11'4" (3.63m x 3.47m)
Coved ceiling. Ceiling light. uPVC double-glazed window to the front. Walk-in wardrobe (measuring approximately 2.94m x 1.12m) with internal ceiling light providing hanging space as well as accesses to 2 separate loft spaces. Radiator. 2 x double power-points. Carpet flooring.

Outside

To the side of the property is a gravel driveway providing off-load parking for up to 3 vehicles. There is an established border of planting, as well as an outside light and tap. A pedestrian gate provides access to the rear garden, whilst a path at the front of the property, beside which are established trees and bushes, leads to the side garden.

The side garden is laid to lawn, with a gravel border ideal for standing potted plants with decorative edging stones ensuring the gravel is contained. There is an area of patio which extends from the sitting room and across the entrance door, as well as a fish pond. The side garden benefits from an outside light and tap.

From the side garden, a path leads around to the rear, where past the wall-mounted oil-fired boiler and the oil tank is the main area of garden. The rear garden is mainly laid to manicured lawn, with an area of patio which extends from the kitchen/breakfast room perfect for outside dining. The side boundaries are enclosed with 6ft fences, whilst the rear boundary has a 3ft fence which allows you to make the most of the idyllic farmland views. There is a wooden storage shed measuring approximately 3.01m x 2.40m which offers lighting and power. The rear garden also benefits from an outside double power-point and a single power-point.

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

Services

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

Central heating type - Oil central heating.

Mobile Phone Signal

Inside - O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data. EE and Three are not available

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a 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

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for 1.5 miles. At the roundabout, take the 4th exit. Turn right onto Kingsgate/B1359 and continue for 1.4 miles. Turn right onto Roman Bank/B1359 and continue for 0.3 miles 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.



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.