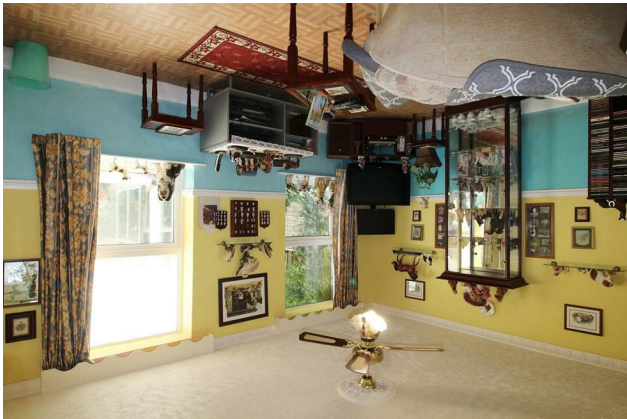




Offers in the region of £205,000 Freehold



13 Dawsmere Road, Gedney Drive End, Lincolnshire, PE12 9PN

An exciting opportunity to acquire a 3-bedroom semi-detached house in a rural but not isolated location. The property boasts a separate parcel of land which is currently utilised as a paddock for a small pony. With stables, a tack room and hay store in situ, you could be living your equine dream in a few short months time.

Internally, downstairs the property offers a cosy living room, a separate dining room, a fitted kitchen, a convenient utility room and a cloakroom, as well as a conservatory in which to enjoy garden views. Upstairs are 2 double bedrooms, a third good-size single bedroom and a family bathroom.

Externally, to the front of the property, down the bank, is a lawned garden with mature conifers. To the rear of the property is an enclosed garden, laid to lawn and bark chippings with an area of patio extending from the conservatory. The garden benefits from 2 large wooden storage sheds. Through the pedestrian gate at the bottom of the garden is the shared access driveway, across (and offset) from which is off-road parking for 3 vehicles and the separate parcel of land. The land is equipped with power and water, and there is CCTV and a fire alarm installed.

The small but busy Market Town of Long Sutton is approximately 10 minutes from the village. It has a good range of amenities including Co-Op Store/Post Office, Tesco 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 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. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course alone with the Sir Peter Scott Walk.

LONG SUTTON

Entrance Hall

Polystyrene tile ceiling. Ceiling light pendant. uPVC double-glazed leaded privacy door to the front. Radiator. Vinyl tile flooring. Carpeted stairs to the first floor.

Living Room

13'7" x 12'0" (4.15m x 3.66m)

Coved, textured ceiling. Ceiling fan light. 2 x uPVC double-glazed windows to the rear. Radiator. Power-points. Lino tile flooring.

Dining Room

10'0" (max) x 9'11" (3.06m (max) x 3.04m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Wooden mantlepiece with tile-effect insert and hearth. Radiator. Power-points. Carpet flooring.

Kitchen

12'2" (max) x 6'8" (max) (3.72m (max) x 2.04m (max))

Polystyrene tile ceiling. Strip light. Emergency light. uPVC double-glazed window to the side. uPVC double-glazed privacy door to the rear conservatory. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with stainless steel mixer tap. Freestanding electric cooker. Space for a tall fridge-freezer. Floor standing 'Worcester' oil-fired boiler. Power-points. Lino tile flooring.

Utility Room

6'8" (max) x 6'5" (max) (2.05m (max) x 1.98m (max))

Coved, polystyrene tile ceiling. uPVC double-glazed privacy window to the side. Under-counter space and plumbing for a washing machine. Space for an additional appliance. Radiator. Power-points. Lino tile flooring.

Cloakroom

5'8" x 3'0" (1.75m x 0.92m)

Coved, polystyrene tile ceiling. uPVC double-glazed privacy window to the side. Low-level WC. Vanity basin unit. Radiator. Lino tile flooring.

Conservatory

10'9" x 6'9" (3.28m x 2.07m)

Part-brick, part uPVC double-glazed construction with a uPVC double-glazed door to the rear and a polycarbonate roof. Wall light. Power-point. Lino tile flooring.

Landing

Coved, textured ceiling. Ceiling light pendant. Emergency light. Loft hatch. Smoke detector. uPVC double-glazed window to the front. Lino tile flooring.

Bedroom 1

13'7" (max) x 12'0" (max) (4.15m (max) x 3.66m (max))

Coved, textured ceiling. Ceiling light pendant. Emergency light. 2 x uPVC double-glazed windows to the rear. Airing cupboard housing a hot water cylinder. Radiator. Power-points. Carpet flooring.

Bedroom 2

10'0" (max) x 10'0" (3.06m (max) x 3.06m)

Coved, papered ceiling. Ceiling light pendant. Emergency light. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 3

10'5" x 6'8" (3.19m x 2.05m)

Coved, papered ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Wall-mounted electric heater. Power-points. Exposed floorboards.

Bathroom

6'8" x 5'1" (2.05m x 1.55m)

Polystyrene tile ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the side. 3-piece suite comprising of a bath with twin taps, a low-level WC and a wall-mounted hand basin. Radiator. Lino flooring.

Outside

To the front of the property, down the bank, is a lawned garden with mature conifers.

To the rear of the property is an enclosed garden, laid to lawn and bark chippings with an area of patio extending from the conservatory. The garden benefits from 2 large wooden storage sheds (1 x 16ft in length and 1 x 12ft in length), as well as an outside tap and lighting. The oil tank is also sited in the garden.

To the side of the property is a shared access driveway which leads to the rear of the property where there is a gravel area providing parking for 3 vehicles. Beyond the parking is a paddock, enclosed with post and rail fencing and an electric fence. At the bottom of the paddock is a stable, tack room and hay store. There are security cameras, emergency lights, a fire alarm and a water supply in situ.

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 private drainage are all understood to be installed at this property.

Central heating type - Oil central heating.

Mobile Phone Signal

EE - Variable (outdoor only)

02 - Variable (outdoor only)

Three - Variable (outdoor only)

Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

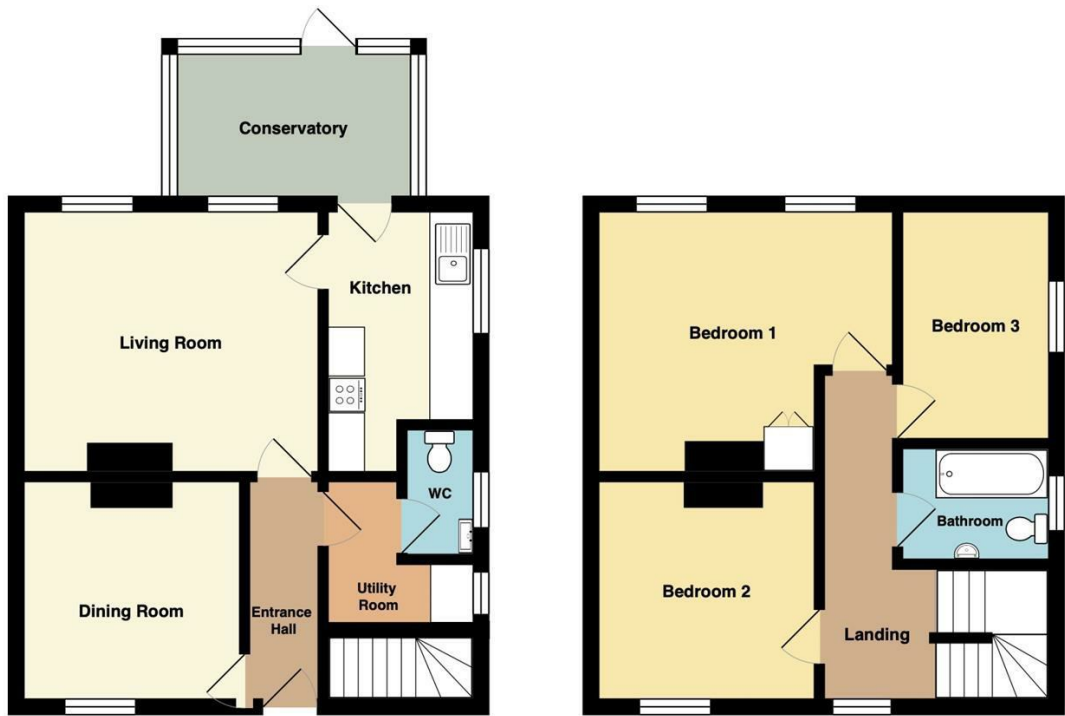
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 towards Market Place and turn right onto Park Lane. In 0.6miles, turn left onto Daniels Gate. At the end of the road, turn right to stay on Daniel's Gate. Take a slight left onto Lutton Gowts, and continue onto Lutton Bank, then onto Black Barn. At the end of the road, turn right onto Main Road. Continue for 2.1 miles, and then turn left onto Dawsmere Road.

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.