



POPLARS NORTH ROAD GEDNEY HILL, PE12 0NS

£895,000
FREEHOLD

For planning permissions go to south holland planning website and search, H07-0600-23, H07-0617-22 and H07-0604-22.

Welcome to this charming country-style house located on North Road in Gedney Hill. This detached property, built in 1900, boasts a generous 7,000 sq ft of living space and workshop space, offering ample room for comfortable living.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and three bathrooms, this property provides the ideal setting for a growing family or those who enjoy having extra space.

One of the standout features of this property is the large plot size, providing plenty of outdoor space for gardening, outdoor activities, or even potential development opportunities. Speaking of which, this property comes with planning permission for

POPLARS NORTH ROAD

- FULL PLANNING PERMISSION FOR TWO RESIDENTIAL DWELLINGS AND A HOLIDAY LET • LARGE PLOT SIZE • COUNTRY STYLE PROPERTY • RURAL SETTING • DEVELOPMENT OPPORTUNITY • LARGE WORKSHOP SPACE • AMPLE PARKING • OPEN FIELD VIEWS • CALL TODAY



Summary

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For those with a passion for tinkering or DIY projects, the large workshop space is sure to impress. Additionally, the parking area can accommodate up to 7

vehicles, ensuring that you and your guests will always have a convenient place to park.

Don't miss out on the chance to own this wonderful property with endless possibilities. Whether you're looking for a family home with character or an investment opportunity, this house on North Road is sure to tick all the boxes.

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Kitchen

Window to rear, window to front, door to:

Double Garage

Two windows to rear, Up and over door, door to:

Shower Room

Window to front, door to:

Store Room

Door to:

Hallway

Two windows to front, stairs, door to:

Workshop 2

Sliding door, door to:

Dining Room

Window to rear, double door, door to:

Workshop 2

Double door, door to:

Lounge

Window to rear, window to front, fireplace, bi-fold door, door to:

Barn

Sliding door.

Conservatory

Window to side, window to front, two windows to rear, bi-fold door.

Workshop 3

Two windows to side, window to rear, sliding door.

Bedroom 2

Window to front, window to rear, door to:

En-suite Bathroom

Window to front, door to:

Door to:

Landing

Window to rear, window to front.

Bedroom 3

Window to rear, door to:

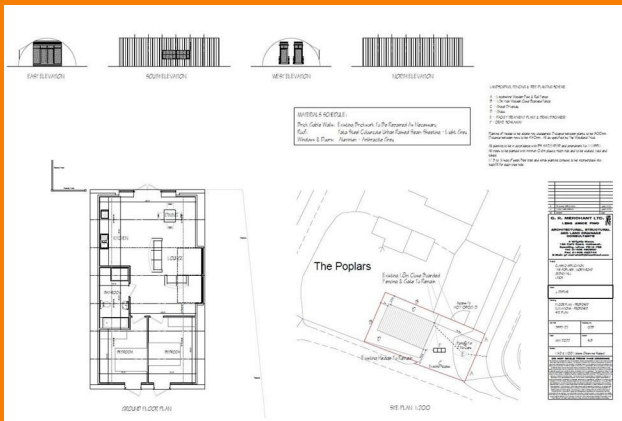
En-suite Bathroom

Door to:

Bedroom 1

Window to front, two windows to side, window to rear.

POPLARS NORTH ROAD





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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band E

Viewings – By Appointment Only

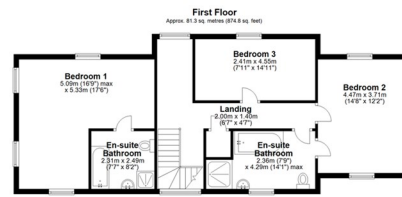
Floor Area – 7000.00 sq ft

Tenure – Freehold





Total area: approx. 189.2 sq. metres (2036.6 sq. feet)
Poplars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

