



**22 MAIN ROAD**  
**GEDNEY, PE12 0AA**

**£165,000**  
**FREEHOLD**

Sedge Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, ideally located near the popular market town of Long Sutton. This charming property offers two reception rooms, a modern kitchen, downstairs WC, and a family shower room. Outside, you'll find off-road parking for two cars, a detached double garage, and substantial gardens, perfect for families or keen gardeners. Conveniently situated with easy access to the A17 and on a bus route, this home offers a blend of comfort and practicality.



## 22 MAIN ROAD

- Three-bedroom semi-detached home • Two reception rooms • Modern kitchen • Downstairs WC • Stylish shower room • Off-road parking for two cars • Generous rear garden • Excellent location • Close to Long Sutton town centre • Easy access to the A17



### Description

#### PROPERTY DESCRIPTION:

Immaculately presented throughout, this inviting home sits on a generous plot and offers versatile living space.

**Entrance Hall:** Welcoming hallway with stairs leading to the first floor.

**Lounge (13'1" x 13'8")** – A spacious and bright reception room, perfect for relaxing or entertaining.

**Kitchen (7'10" x 16'11")** – Featuring a modern range of wall and base units, a stylish Smeg stainless steel sink, and integrated electric oven with a 4-ring hob and extractor. With space for a fridge/freezer, washing machine, tumble dryer, and slimline dishwasher. Door to:

**Downstairs WC (5'5" x 2'7")** – Fitted with a low-level WC, wash hand basin, and heated towel rail.

**Sunroom/Dining Room (8'10" x 15'1")** – A versatile second reception space with patio doors leading to the rear garden, offering the perfect spot for dining or relaxing with garden views.

#### UPSTAIRS:

**Bedroom One (10'2" x 10'4")** – A generous double bedroom with ample space for furniture.

**Bedroom Two (11' x 9'1" max)** – Another spacious double, featuring a built-in airing cupboard with a radiator.

**Bedroom Three (8' x 7'8")** – A well-proportioned single bedroom, ideal as a child's room, office, or guest bedroom.

**Shower Room (5' x 6'1")** – Stylish and modern, featuring a shower cubicle with electric shower, low-level WC, and inset sink. The wood-effect tiled flooring, tiled walls, and underfloor

heating add a touch of luxury.

#### OUTSIDE:

**Front Garden:** Neatly presented with a small lawned area.

**Rear Garden:** A fully enclosed patio area, ideal for alfresco dining or summer BBQs.

**Detached Double Garage:** With double doors, power, and lighting.

**Parking:** Off-road parking for two vehicles in front of the garage.

**Further Garden Area:** Beyond the garage, a large lawned garden enclosed by hedging and mature trees, complete. – perfect for gardening enthusiasts.

#### ? WHY YOU'LL LOVE THIS HOME:

Move-in ready with a modern kitchen, stylish shower room, and bright living spaces.

Generous gardens and outdoor space – ideal for families or anyone seeking a private outdoor retreat.

Excellent location – close to Long Sutton's amenities, Friday Market, and with easy access to the A17.

Ample parking and garage – rare to find with this style of property.



## 22 MAIN ROAD







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Your Local Property Experts



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## **ADDITIONAL INFORMATION**

**Local Authority** – South Holland

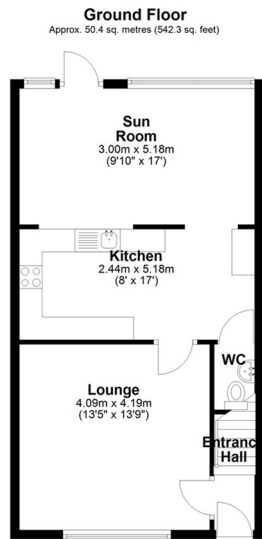
**Council Tax** – Band A

**Viewings** – By Appointment Only

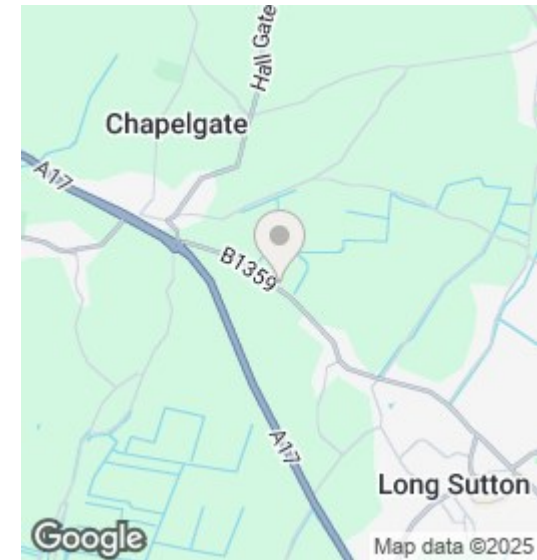
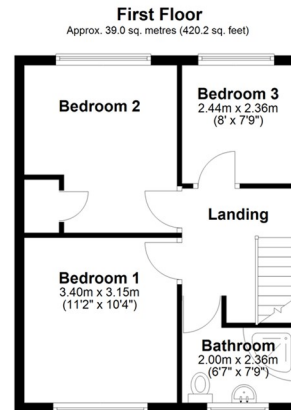
**Floor Area** – 893.41 sq ft


**Tenure** – Freehold





Total area: approx. 89.4 sq. metres (962.5 sq. feet)  
**22 Main Road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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