



## **1 West Drove South, Gedney Hill, PE12 0PN**

**£199,995**

Charming Bungalow with Boundless Potential in Rural Gedney Hill!

Nestled in the tranquil countryside of Gedney Hill, this delightful bungalow offers an expansive plot perfect for your dream rural retreat. With endless possibilities for customization and improvement, this gem is an ideal canvas for creating your perfect home. Internally the property requires updating but comprises entrance hall, lounge, kitchen diner, conservatory, three bedrooms and bathroom.

Externally there are a range of outbuildings including shed/workshop and garage.

**Entrance Hall 12'4" x 2'8" (3.76m x 0.82m)**



PVCu double glazed entrance door. Door to bathroom, opening to inner hall.

**Living Room 15'2" x 10'8" (4.64m x 3.26m)**



PVCu double glazed window to front, radiator.



**Bathroom 6'11" x 7'0" (2.11m x 2.14m)**



PVCu double glazed window to side. Fitted bath, toilet and basin.

**Kitchen Diner 22'7" x 8'11" (6.89m x 2.74m)**



PVCu double glazed window to rear, radiator. Door to lounge.



**Conservatory 20'2" x 9'2" (6.16m x 2.81m)**



PVCu double glazed construction with polycarbonate roof.

**Bedroom Three 8'10" x 11'6" (2.71m x 3.51m)**



PVCU double glazed window to side, radiator.

**Bedroom One 10'9" x 10'6" (3.29m x 3.22m)**



PVCu double glazed window to front, radiator.

**Outside**



**Bedroom Two 8'9" x 11'8" (2.67m x 3.58m)**



PVCu double glazed window to rear, radiator.

### To The Front



### Garage



### Rear Garden



### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: PE12 0PN.

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Property construction: Brick  
Electricity supply: Mains - Eon  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Septic Tank - No further information available.  
Heating: Oil fired central heating.  
Heating features: None  
Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
Highest available upload speed Availability  
Standard 6 Mbps 0.7 Mbps Good  
Superfast 47 Mbps 8 Mbps

Mobile coverage: As stated by Ofcom,

Indoor  
Provider Voice Data  
EE None None  
Three None None  
O2 None None  
Vodafone None None

Outdoor  
Provider Voice Data  
EE Likely Likely  
Three Limited Limited

O2 Likely Limited  
Vodafone Limited Limited

Parking: Driveway and Single Garage. Parking for three cars.

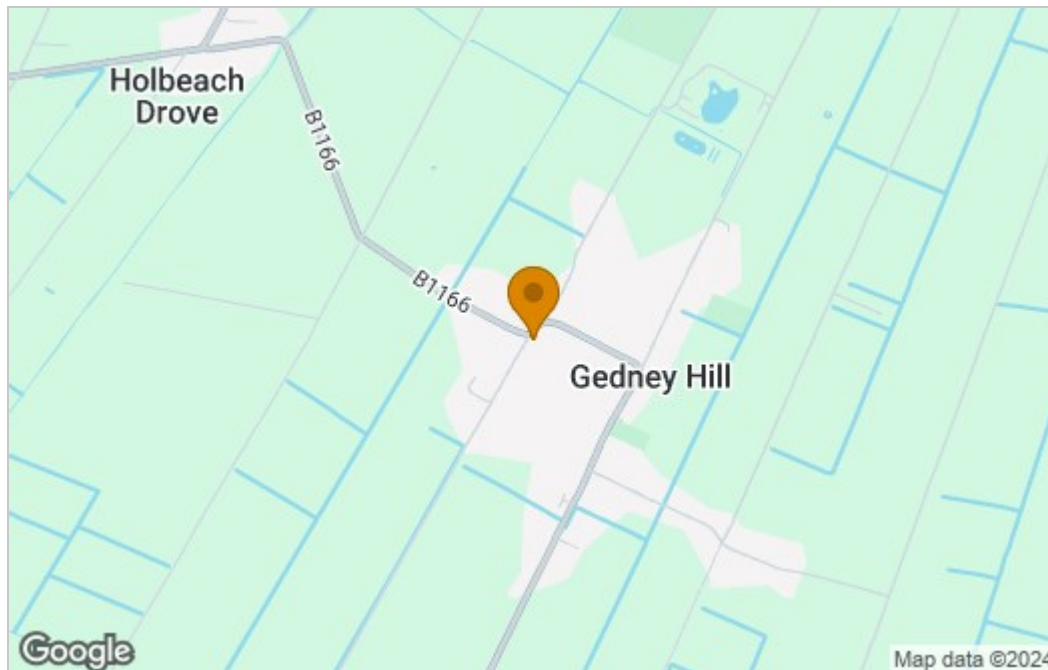
Building safety issues: Not known  
Restrictions: Not known  
Public right of way: Not known  
Flood risk: Zone 1 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: E41

### Viewing Arrangements

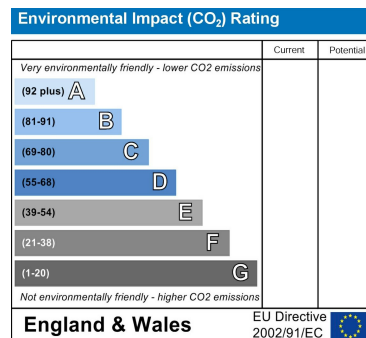
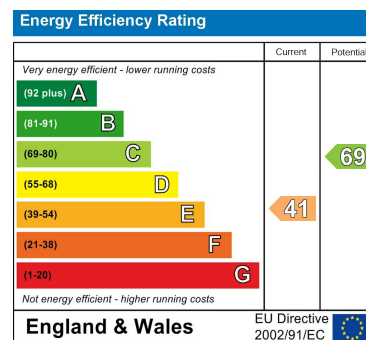
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

