



Midsummer House Marsh Road, Gedney Drove End, PE12 9PJ

£350,000

- Generous 1,800 sq ft of flexible living space, with the potential for up to six bedrooms.
- Situated on a spacious plot at the edge of the village, offering a peaceful and semi-rural setting.
- Ideal for those seeking a versatile layout that can be adapted to suit a variety of needs.
- Quiet and private location, perfect for a tranquil lifestyle.
- Well-suited for family living or those looking for additional space for hobbies or work.
- Available now for viewings – don't miss the opportunity to see this unique property in person!
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

For sale by Secure Sale Online Bidding. Starting bid £350,000. Terms and Conditions apply.

Spacious Detached Bungalow in Gedney Drove End.

Set on a generous plot at the edge of Gedney Drove End, this spacious detached bungalow offers around 1,800 sq ft of flexible living space. With the potential to create up to six bedrooms, it provides a variety of options to suit your needs. Enjoying a peaceful semi-rural location, the property offers a private and tranquil setting, perfect for those seeking a quiet lifestyle. The property is available now for viewings—don't miss your chance to explore this versatile home!

Entrance Hall 21'3" x 6'5" (max) (6.48m x 1.98m (max))



PVC glazed door to front with glazed side panels. Skimmed ceiling. Laminate flooring. Radiator. Built in storage cupboard with loft hatch and fitted shelving. Further built in cupboard with power and shelving.

Kitchen 12'7" x 11'5" (3.84m x 3.49m)



PVC double glazed window and door to rear. Skimmed ceiling. Tiled flooring. Fitted with a

matching range of base and eye level units with work top space and tiled splash back. Four ring electric hob with extractor hood over. Integrated eye level oven and microwave combination oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Stainless steel sink and drainer with mixer tap. Full height double door cupboard with floor mounted oil central heating boiler.

Bedroom 10'5" x 12'7" (3.18m x 3.84m)



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 13'8" x 9'5" (4.17m x 2.89m)



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bathroom 9'9" x 7'7" (2.99m x 2.32m)



PVC double glazed window to side. Coving to ceiling. Tiled flooring. Full height wall tiling. Radiator. Fitted with a four piece suite comprising glazed shower enclosure with glass sliding door and mains shower. Panelled bath with chrome mixer tap. Close coupled toilet with push button flush. Pedestal wash hand basin.

Bedroom 11'8" x 9'8" (3.57m x 2.95m)



PVC double glazed window to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Office/Bedroom 10'8" x 7'9" (3.27m x 2.37m)



PVC double glazed window to rear. Skimmed ceiling. Loft access with ladder. Laminate flooring. Radiator.

Lounge 13'0" x 20'3" (3.97m x 6.19m)



PVC double glazed windows to front and rear. Coving to skimmed ceiling. Laminate flooring. 2 radiators. Built in storage. Feature fireplace.

Second Lounge 11'5" x 12'11" (3.50m x 3.94m)



PVC double glazed window to the rear. Coving to skimmed ceiling with loft hatch. Laminate flooring. Radiator. Doors to rear hallway and study.

Study 11'5" x 7'6" (3.49m x 2.29m)



PVC double glazed window to side and door to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Conservatory 16'2" x 8'10" (4.93m x 2.70m)



PVC double glazed construction with polycarbonate roof. Doors opening to garden. Tiled flooring.

Bedroom 9'10" x 6'10" (3.00m x 2.09m)



PVC double glazed window to side. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 9'3" x 20'2" (2.84m x 6.15m)



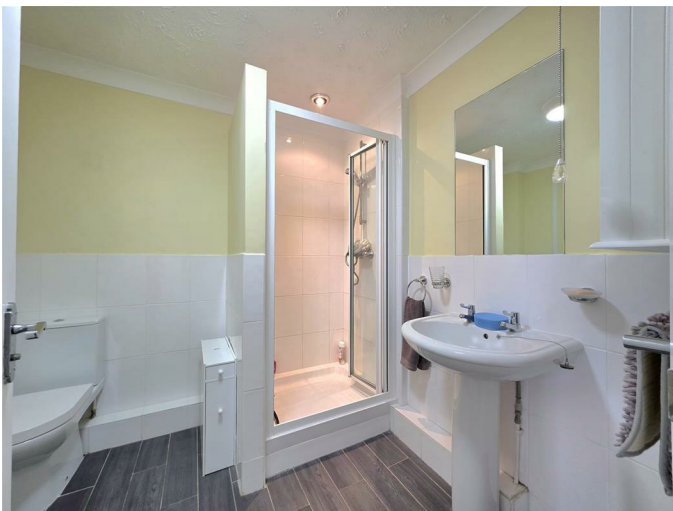
Two PVC double glazed windows to front. Coving to skimmed ceiling. Laminate flooring. Two radiators.

Rear Hallway



PVC double glazed door to side. Built in cupboard. Radiator. Laminate flooring.

Shower Room 6'10" x 7'10" (2.10m x 2.41m)



Coving to ceiling. Half height wall tiling. Built in airing cupboard with hot water cylinder and slatted shelving. Fitted tiled shower enclosure with folding door. Close coupled toilet with push button flush. Wash hand basin. Radiator.

Outside



Front: Gravel driveway giving off road parking. Mainly laid to lawn with inset established trees, bushes and shrubs plus brick BBQ stand set to patio area. Further gravel area.

Rear: Enclosed by fencing and hedging. Patio area and mainly laid to lawn. Outside tap. Outside lighting. Double metal gates to one side giving access to the front. Gate to the other side giving access to enclosed gravel storage area housing oil tank and with pathway to further gate giving access to the front.

Log Cabin



Timber construction with wooden and glazed double doors to the front and window to the side (overlooking fields). Power and lighting.

Workshop

Formerly a garage but converted to a two part

workshop/storage building.

ROOM 1: 11'9 x 8'0 (3.59m x 2.45m) - accessible via front garden

PVC double glazed front entrance door with matching side panel. Window to the side. Power and lighting.

ROOM 2: 12'6 x 8'2 (3.82m x 2.49m) - accessible via rear garden

Rear entrance door. Window to the side. Power and lighting.

Property Postcode

For location purposes the postcode of this property is: PE12 9PJ

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Property construction: Brick built

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - 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.

Parking: Driveway

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: D56

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.

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.

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

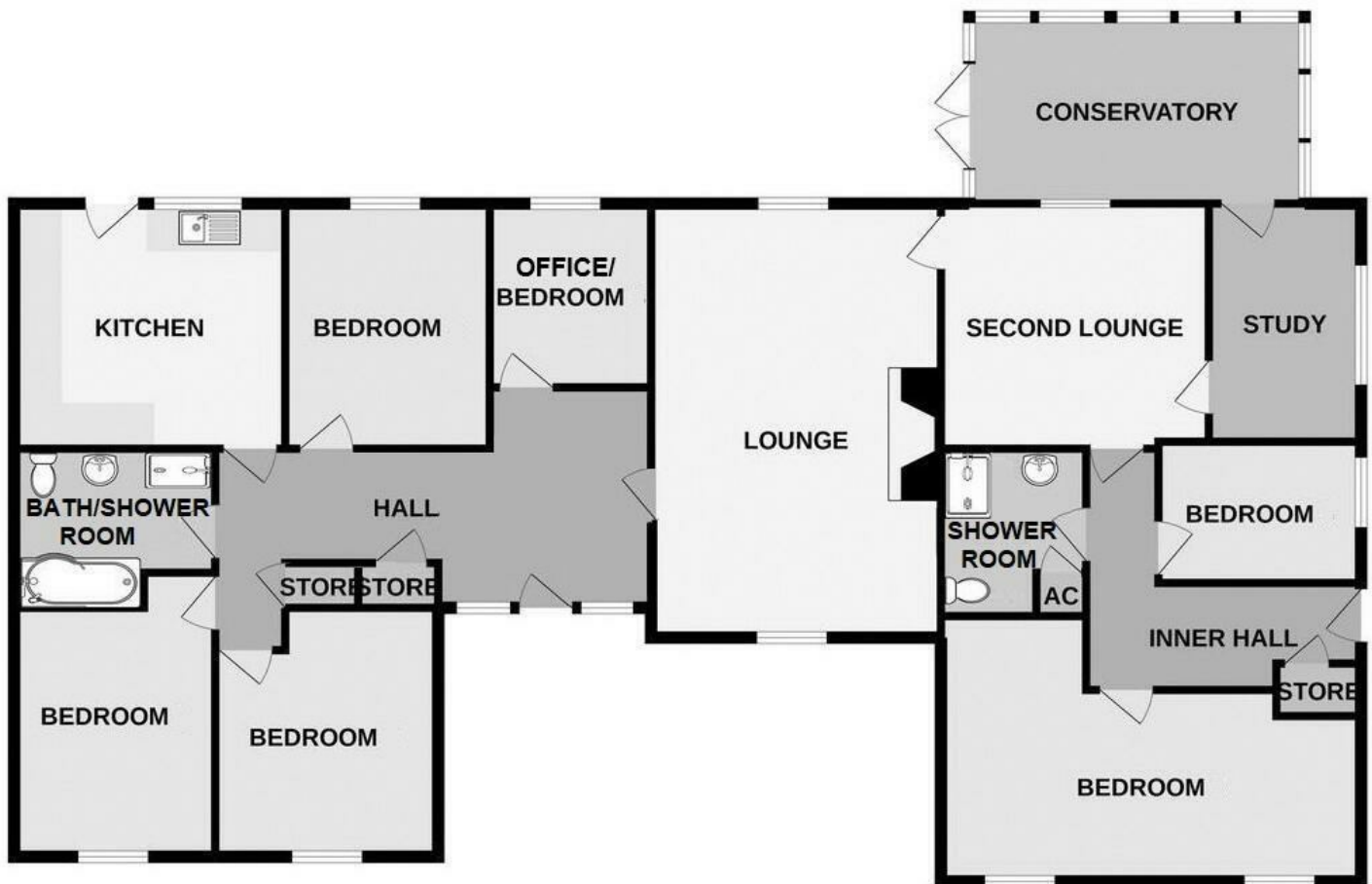
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made

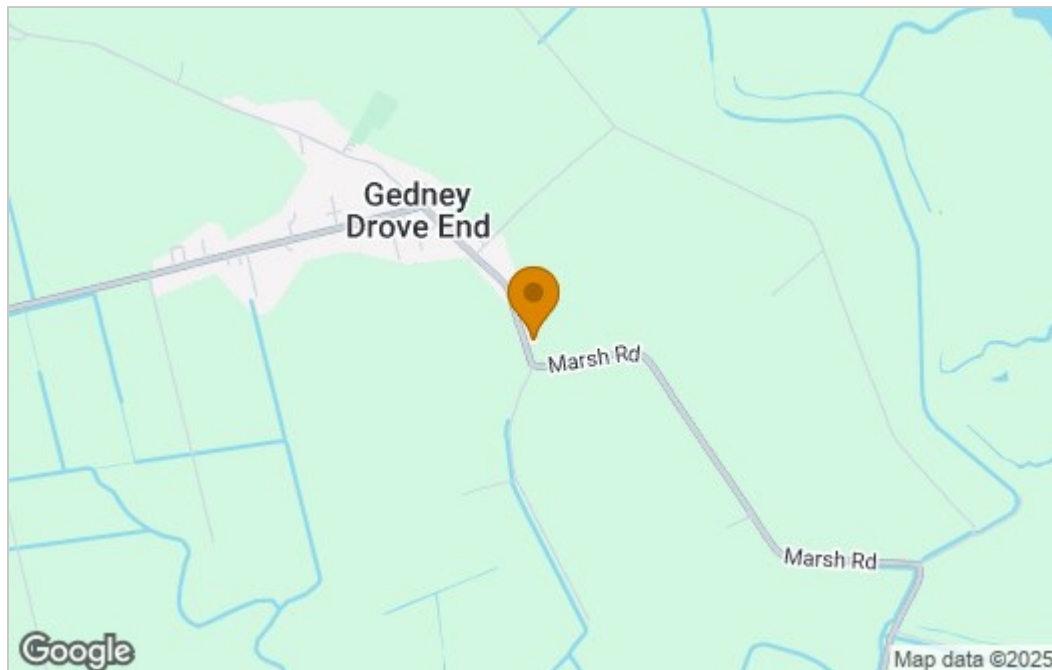
by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

